



8553 70 Avenue
Grande Prairie, Alberta

MLS # A2194736



\$459,900

Division:	Signature Falls		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,362 sq.ft.	Age:	2008 (17 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Mixed	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry		

Inclusions: A/C Unit , Garage Heater, Central Vac

Well cared for modified bi level 4 bed 3 bath home situated in the desired neighborhood of Signature Falls. Located on a quiet street , across from a nice park with a state of the art full basketball court, beside an easement. As you enter your new home you will appreciate the tiled entry way, allowing enough space for bench seating. Making our way up a few stairs to the main level, that hosts popular open concept between the kitchen, dining and living room. Kitchen hosts ample counter + cabinet space, kitchen island and must have corner pantry. Dining allows for table of any shape or size for all occasions, with an exterior door to your covered deck great for BBQing. Living room is the perfect size, complimented by gas fireplace, vaulted ceilings, and large south windows allowing for natural light all day long. Remainder of main floor is completed with two bedrooms, and a full bathroom. Heading up to the master bedroom, which allows for a king size bed, and is complimented with a full en-suite which includes shower and a tub, topped off with walk in closet. Basement is fully developed into a large family room with gas fireplace, massive bedroom, full bathroom, laundry + utility room, and adequate underneath the stairs storage. Heated attached 22x24 double car garage, with floor drain is a huge perk. Backyard is fully fenced and south backing which means sun all day long. Icing on the cake is this home also has central air and hot water on demand. Book your viewing today, as this home will be sure to please, and not last long!