

**8613 72 Avenue
Grande Prairie, Alberta****MLS # A2234837****\$519,900**

Division:	Signature Falls		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,514 sq.ft.	Age:	2021 (4 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Landscaped, Lawn, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RS Small Lot Residential
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Quartz Counters, Sump Pump(s)		

Inclusions: N/A

Congratulations.....your home search ends here! An absolute magazine worthy family home has hit the market in wonderful Signature Falls! From your very first look at this home you will be impressed by the STUNNING MODERN DESIGN of this home that provides an exceptional curb appeal! Take your first steps into this home and you will instantly be captivated by the warm & elegant VINYL PLANK FLOORING, MAIN FLOOR LAUNDRY & BOOT ROOM. Continue on into the living room where you are greeted by a stylish sitting area featuring ELECTRIC FIRE PLACE.....now to the kitchen. This space is exceptional with QUARTZ COUNTERTOPS, SPACIOUS ENTERTAINERS ISLAND, CEILING TOP WHITE CABINETRY, FORMAL DINING SPACE, GORGEOUS APPLIANCES, & A WALK THROUGH PANTRY. Let's take a tour upstairs where you will notice 2 sizeable bedrooms & a 4 piece bathroom for convenience & then step into your primary bedroom oasis which offers A SIZABLE LIVING SPACE, WALK THRU CLOSET, & 5-PIECE ENSUITE for your relaxing and serenity. This showstopper also features a FULLY DEVELOPED BASEMENT which was professionally developed by the builder and provides a GENEROUS SECONDARY LIVING ROOM, LARGE BEDROOM, 4 PIECE BATHROOM, & PLENTY OF STORAGE. Did I mention the DOUBLE ATTACHED GARAGE, BBQ GAS LINE, & FULLY FENCED & LANDSCAPED YARD? Welcome to Signature Falls....WELCOME HOME!