

**8606 72 Avenue
Grande Prairie, Alberta**

MLS # A2330814



\$509,900

Division:	Signature Falls		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,659 sq.ft.	Age:	2021 (5 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, City Lot, No Neighbours Behind		

Heating:	Central, Fireplace(s)	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar		

Inclusions: N/a

Welcome to Signature Falls! Beautifully designed and impeccably maintained, this move-in ready home offers the perfect combination of modern style, thoughtful functionality, and an unbeatable location. Backing onto open greenspace with no rear neighbours, you'll enjoy peaceful views and direct access to the scenic Woody Creek walking trails, all while being just steps from a K-8 school, playgrounds, and basketball courts. Inside, you'll find a bright, open-concept layout designed for everyday living and effortless entertaining. The stunning kitchen is the heart of the home, featuring crisp white cabinetry, quartz countertops, a striking black hex tile backsplash, stylish open shelving, and warm designer finishes that create a timeless, inviting atmosphere. Durable vinyl plank flooring flows throughout the main level, while the wet bar is perfect for entertaining. Two separate boot rooms offer exceptional everyday organization, and a convenient half bath completes the main floor. Upstairs, you'll find three spacious bedrooms, two full bathrooms, and the convenience of second-floor laundry. The primary suite is a beautiful retreat, complete with a generous walk-in closet and a spa-inspired ensuite featuring double vanities and elegant tile finishes. The two additional bedrooms are generously sized and are serviced by a well-designed main bathroom with dual sinks and a separate tub and toilet area, making busy mornings a little easier for the whole family. The undeveloped basement is ready for your future vision, offering endless possibilities for additional living space. A large staircase window fills the lower level with natural light, creating a bright and welcoming foundation for future development. Outside, the detached garage offers rear alley access and is already roughed in with a gas line for a future heater. Central air conditioning keeps the

home comfortable all summer long, and with approximately four years remaining on the builder warranty, you'll enjoy added peace of mind. From the thoughtfully selected finishes and functional family layout to the privacy of backing onto greenspace and the convenience of nearby schools, parks, and walking trails, this exceptional Signature Falls home offers the perfect balance of comfort, style, and location. Don't wait on this one!!