

**8517 70A Avenue
Grande Prairie, Alberta**

MLS # A2344222



\$590,000

Division:	Signature Falls		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,291 sq.ft.	Age:	2014 (12 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Backs on to Park/Green Space, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Laminate Counters		

Inclusions: AS IS WHERE IS

This one owner home was constructed in 2014 by a local award winning builder (Unique Home Concepts). The main floor features an open-concept living area with a gas fireplace, alongside an elegant kitchen equipped with a spacious island, corner pantry, and generous dining room. Upstairs, a spacious laundry room is located just off the huge bonus room. The top floor has a luxurious primary suite which includes a walk-in closet plus an ensuite bathroom with dual sinks, a stand alone soaker tub and a walk-in shower. Two additional spacious bedrooms and a full bathroom complete the upper level. The walkout basement is 90% finished (only the 3rd full bathroom needs completion). The property faces north towards a quiet road and backs directly onto a children's playground. This would make a perfect forever home for a growing family.