



8533 71A Avenue  
Grande Prairie, Alberta

MLS # A2277328



**\$629,900**

**Division:** Signature Falls

**Type:** Residential/House

**Style:** 2 Storey

**Size:** 1,964 sq.ft. **Age:** 2025 (1 yrs old)

**Beds:** 4 **Baths:** 2 full / 1 half

**Garage:** Double Garage Attached

**Lot Size:** 0.14 Acre

**Lot Feat:** Corner Lot

**Heating:** High Efficiency, Forced Air

**Water:** -

**Floors:** Carpet, Vinyl Plank

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Full

**LLD:** -

**Exterior:** See Remarks

**Zoning:** RG

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** See Remarks

**Inclusions:** fridge stove dishwasher washer dryer window coverings

Take a look at this next-to-new home located in the desirable Signature Falls community. The main level offers a spacious open-concept layout, ideal for family gatherings and entertaining. The large living area features a stunning feature wall with a gas fireplace and flows seamlessly into the modern chef's kitchen and dining area. Convenience is key on the main level, which includes a private entry from the garage, a half bathroom, and a dedicated laundry room. Upstairs, you'll find four well-sized bedrooms and two full bathrooms, along with a versatile bonus space perfect for a home office or play area. The unfinished basement provides excellent potential for future development, allowing you to customize the space to suit your needs. Situated on a corner lot, this home offers added privacy and extra parking. Enjoy outdoor living on the large deck, plus the convenience of a shed area for additional storage. The 20' x 26' garage includes a floor drain, making it both practical and functional. Don't miss the opportunity to see this beautiful home—schedule your showing today!