



**GRASSROOTS**  
REALTY GROUP

**587-777-7276**  
yuri@grassrootsrealtygroup.ca

**8543 69 Avenue**  
**Grande Prairie, Alberta**

**MLS # A2283153**



**\$509,000**

<b>Division:</b>	Signature Falls		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Modified Bi-Level		
<b>Size:</b>	1,406 sq.ft.	<b>Age:</b>	2009 (17 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Landscaped, No Neighbours Behind		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	See Remarks	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	RG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings		

<b>Inclusions:</b>	NA
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This beautiful, fully developed home breaks away from typical with a unique layout and offers something truly special&mdash;no rear neighbours, gorgeous curb appeal, and thoughtful details throughout. Inside, a grand entryway leads to a bright, open main floor featuring a stylish two-toned kitchen with a massive island, corner pantry, and central A/C. The dining and living area, complete with a cozy fireplace, is perfect for family time and entertaining. The primary suite is spacious with high ceilings, a walk-in closet, and a large ensuite with jetted tub and separate shower. Two more oversized bedrooms and a full bath are tucked just a few steps up&mdash;ideal for kids or guests. The walkout basement offers a large rec area, a huge fourth bedroom, a full bath, and a laundry/storage space. Enjoy a heated garage with epoxy flooring, a deck with gas BBQ hookup, two sheds, and a backyard built for making memories&mdash;complete with a gazebo and firepit. Backs onto walking trails and steps from schools, a basketball court, and a skating rink&mdash;this home is ready for your family. Book your showing today!