



**GRASSROOTS**  
REALTY GROUP

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**8534 71A Avenue**  
**Grande Prairie, Alberta**

**MLS # A2284929**



**\$720,000**

<b>Division:</b>	Signature Falls		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Modified Bi-Level		
<b>Size:</b>	1,721 sq.ft.	<b>Age:</b>	2022 (4 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, No Neighbours Behind		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	RG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Ceiling Fan(s), High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s)

**Inclusions:** Garage Heater

Elegant , Modern, Fresh, And Immaculate is the definition of this originally owned built by Unique Homes. It is like NEW but better as it has all the bells and whistles included central air , heated + finished garage, infloor heat in basement, coffee bar area, and enormous walk in pantry. Entry your home you will appreciate the sheer size of the entry way with built in bench. Heading up a few stairs to your main floor that welcomes you into your popular open concept between the kitchen , dining and living room. Kitchen hosts kitchen island with quartz counter tops, adequate cabinet + counter space, bar fridge, and wine storage space. Dinning allows for a table of any shape or size for all occasions. Living room has feature wall to ceiling with electric fire place with vaulted ceiling. Half bathroom of the kitchen great for guests while entertaining. To finish off the main floor is the prestige master bedroom with his and her sinks and spa like over sized shower and customer walk in closet. Heading upstairs you will find two large bedrooms and full bathroom. Flnished basement with electric floor heat is huge with massive living , fourth bedroom, full bathroom, and incredible finished laundry room with counter top + cabinets, as well as finished underneath the stairs storage. Utility room has hot water on demand and high efficiency furnace with central air conditioning. Attached triple car garage is fully finished with garage heater, and extra coat closet. Back yard is fully fenced with two tiered composite deck with privacy walls and no rear neighbors. Down the road from your new home you will find a park wonderful for family gatherings. Book your viewing today as this home is a show stopper.