



**8534 70A Avenue
Grande Prairie, Alberta**

MLS # A2306439



\$554,900

Division:	Signature Falls		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,471 sq.ft.	Age:	2014 (12 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Landscaped		

Heating: Forced Air, Natural Gas

Water: -

Floors: Carpet, Hardwood, Tile, Vinyl Plank

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: Full

LLD: -

Exterior: Mixed

Zoning: RG

Foundation: Poured Concrete

Utilities: -

Features: See Remarks

Inclusions: a/c unit

Welcome to this exceptional custom home in the highly sought-after Signature Falls neighborhood—perfectly positioned on a quiet street near parks and just steps from the edge of town. Inside, you’ll be impressed by the unique open-concept floor plan designed for both everyday living and effortless entertaining. The spacious main living area features vaulted ceilings, striking rock accents including a beautiful fireplace and pillars, and high-end finishing throughout. The large kitchen is a true centerpiece, complete with granite countertops, a pantry, and plenty of room to gather, while the formal dining room adds an elegant touch for hosting. The private primary retreat is ideally situated above the garage, offering a generous layout with a luxurious 5-piece ensuite and a walk-in closet. Downstairs, the fully developed basement continues to impress with two large bedrooms, a spacious family room, and an additional bathroom—perfect for guests or a growing family. Additional highlights include a heated garage, air conditioning, and a large deck ready for summer enjoyment. The fully fenced backyard is designed for low-maintenance living, giving you more time to relax and enjoy your surroundings. A large concrete, south facing driveway makes snow removal a breeze. A rare opportunity to own a beautifully finished home in one of the area’s most desirable locations—this property truly checks all the boxes.