



**GRASSROOTS**

REALTY GROUP

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**8539 69 Avenue  
Grande Prairie, Alberta**

**MLS # A2309045**



**\$569,900**

<b>Division:</b>	Signature Falls		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Modified Bi-Level		
<b>Size:</b>	1,772 sq.ft.	<b>Age:</b>	2008 (18 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Yard, Few Trees, Front Yard, Gazebo, Landscaped, Private		

<b>Heating:</b>	Fireplace(s), Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Vinyl Siding	<b>Zoning:</b>	RG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Chandelier, French Door, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Vinyl Windows		

**Inclusions:** Washer, dryer, fridge x2, oven, range hood microwave, window coverings, projector, speakers, screen + components, Tv and mounts, hot tub, pool table, all furniture is negotiable.

Welcome to this large modified bi-level offering an impressive blend of open-concept living, functional family space, WALK-OUT basement and premium entertainment features. From the moment you enter, you’ll appreciate the expansive layout highlighted by soaring 14-foot tray ceilings in the main living area, creating a bright and inviting atmosphere. The heart of the home is the oversized kitchen, complete with a large central island that’s perfect for cooking, entertaining, and gathering with family and friends. The main living room features a cozy gas fireplace, adding warmth and character to the open living space. With 4 spacious bedrooms and 3 full bathrooms, this home is designed for comfortable family living. The private upper-level primary retreat includes a very large hotel-like 5 piece en-suite, providing a relaxing and functional space to unwind. The fully developed walkout basement is built for entertainment and relaxation, featuring French doors leading directly to the brick aggregate patio and hot tub area. Inside, enjoy a complete home theatre setup with built-in speakers, projector, projector screen, TV, and TV mount all included with the home. Yard is nicely landscaped with NO REAR NEIGHBOURS, private and fully fenced. Upper and Lower deck. Double attached garage, fully heated. This home offers the perfect combination of comfort, entertainment, and family-friendly design in a highly functional layout.