



8561 72 Avenue  
Grande Prairie, Alberta

MLS # A2319666



**\$499,900**

<b>Division:</b>	Signature Falls		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Modified Bi-Level		
<b>Size:</b>	1,380 sq.ft.	<b>Age:</b>	2014 (12 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Driveway		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, Rectangular Lot		

**Heating:** Forced Air, Natural Gas

**Floors:** Carpet, Hardwood, Tile

**Roof:** Asphalt Shingle

**Basement:** Full

**Exterior:** Stone, Vinyl Siding

**Foundation:** Poured Concrete

**Features:** Bar, Built-in Features, Closet Organizers, Pantry, Walk-In Closet(s)

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** RG

**Utilities:** -

**Inclusions:** Curtains, TV Mounts, Night Stands in Primary Bedroom, Peg Board and wood top work benches

Stunning Modified Bi-Level on a Quiet Street &ndash; The Ultimate Entertainer&rsquo;s Dream! Standing head and shoulders above the rest, this gorgeous modified bi-level is packed with premium finishes and thoughtful details from top to bottom. Nestled on a quiet street, the location simply cannot be beat&mdash;you&rsquo;re just a short stroll away from Mother Theresa School and a network of beautiful local walking trails. The interior highlights include premium finishes. Step inside to discover incredibly spacious rooms illuminated by gorgeous upgraded lighting. Beautiful hardwood and tile flooring flow seamlessly throughout the main living area. The elegant kitchen, the heart of the home, boasts stunning granite countertops, offering plenty of prep space and a touch of everyday luxury. The perfect "playoff" basement. Get ready to host! The expansive lower-level living room is the ultimate game-day headquarters, featuring AMAZING custom built-in shelving and a fully equipped wet bar. Outdoor Oasis, maintenance-free decks, enjoy morning coffee on the back deck or host evening get-togethers&mdash;both front and back decks are crafted from durable, high-quality composite decking. Grill-ready, the rear deck includes a convenient gas hookup for your BBQ, making summer cookouts a breeze. Pet-friendly yard, the backyard is fully fenced, providing a secure, private space for your four-legged friends to roam and play. This property flawlessly blends elegant everyday living with the perfect setup for entertaining. Homes of this caliber in this neighborhood are rare&mdash;book your private showing today!