



8557 72 Avenue
Grande Prairie, Alberta

MLS # A2321575



\$589,900

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|------------------|--|---------------|------------------|
| Division: | Signature Falls | | |
| Type: | Residential/House | | |
| Style: | Modified Bi-Level | | |
| Size: | 1,507 sq.ft. | Age: | 2022 (4 yrs old) |
| Beds: | 5 | Baths: | 3 |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.11 Acre | | |
| Lot Feat: | City Lot, Cleared, Front Yard, Rectangular Lot | | |

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|--------------------|-----------------------------------|-------------------|----|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Ceramic Tile, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | RG |
| Foundation: | Poured Concrete | Utilities: | - |

Features: Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Storage, Tray Ceiling(s), Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: Wall Mounts, Kitchen Hutch

Welcome to this beautiful fully developed 3-year-old modified bi-level in Signature Falls, offering you the space, style, and comfort your looking for. From the moment you step inside, the large front entry creates a welcoming first impression with convenient access to the double attached garage. The main floor is bright and inviting, featuring vaulted ceilings, durable vinyl plank flooring, and an open-concept living room centered around a cozy fireplace. The kitchen is both stylish and functional, with quartz countertops, stainless steel appliances, center island and built in pantry, while the dining area opens onto the rear deck for easy indoor-outdoor living. Two additional bedrooms, a full bathroom, and a convenient main floor laundry room complete this level. The private upper-level primary suite provides a peaceful retreat with a large walk-in closet and oversized ensuite. Downstairs, the fully finished basement adds even more flexibility with two additional bedrooms, a den, full bathroom, and rec room, perfect for movie nights, kids’s space, or a home office setup. Outside, the rear deck is finished with only the landscaping left to be completed. This move-in-ready home is in a desirable neighborhood and is designed to make everyday living feel easy, comfortable, and enjoyable. Contact your favorite real estate associate to book a viewing today! *main level and upper floor photos are not current, home is currently furnished differently.