



GRASSROOTS
REALTY GROUP

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8545 70 Avenue
Grande Prairie, Alberta

MLS # A2331418



\$497,500

Division:	Signature Falls		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,332 sq.ft.	Age:	2008 (18 yrs old)
Beds:	5	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Opener		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, City Lot, Few Trees, Front Yard, Interior Lot, Landscaped, Lawn, S		

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

Features: Central Vacuum, Jetted Tub, Laminate Counters, No Smoking Home, Open Floorplan, Pantry, See Remarks, Soaking Tub, Storage, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s)

Inclusions: Fridge, Stove, Dishwasher, Washer, Dryer, AC, Garage Door Opener & Control, all blinds & curtain rods, central vac & attachments, 3 TV mounts, shed, garage heater, built in cabinets & shelving in garage

Move-In Ready Family Home in Desirable Signature Falls! If you're searching for a home that's family friendly & immaculate than this beautiful modified bi-level is a must-see! Offering 5 spacious bedrooms, 3 full bathrooms plus tons of upgrades; this home combines comfort, style, and functionality for the whole family. Step inside the oversized front entry to discover an abundance of natural light, soaring vaulted ceilings, modern finishes, and a warm, inviting atmosphere. The cozy family room features large South facing windows & gas fireplace, creating the perfect place to relax. The spacious kitchen is designed for everyday living and entertaining, complete with beautiful cabinetry, corner pantry, island with an eating bar, and direct access to the covered patio & backyard from the dining area. 2 great sized bedrooms and full bath complete the spacious main flr. The generous primary suite offers a peaceful retreat with a walk-in closet and a private 4-piece ensuite featuring a jetted tub and separate shower. The fully developed lower level includes a large family room, two additional bedrooms, 3rd full bath bathroom, finished laundry room with cabinets, folding counter and new washer/dryer, plus plenty of under stair storage space. Outside, enjoy the sunny south-facing backyard from the covered deck (approximately 8' x 15'), perfect for relaxing rain or shine leading down to the lower patio area. The yard is fully fenced and beautifully landscaped with flowering shrubs, decorative curbing, back garden area and a convenient storage shed. Completing this exceptional property is the heated, fully finished attached garage, equipped with a floor drain and custom-built cabinetry for added storage and organization. Ideally located directly across from a children's park and basketball court, this home is nestled in the highly sought-after Signature Falls

community—an outstanding neighborhood where families can thrive. Call toay!