



GRASSROOTS
REALTY GROUP

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8718 72 Avenue
Grande Prairie, Alberta

MLS # A2332750



\$379,900

Division:	Signature Falls		
Type:	Residential/Other		
Style:	2 Storey		
Size:	1,384 sq.ft.	Age:	2011 (15 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, City Lot, Landscaped		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Tile
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Vinyl Siding
Foundation:	Poured Concrete
Features:	Quartz Counters, Vinyl Windows, Walk-In Closet(s)

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	RC
Utilities:	-

Inclusions: N/A

Immaculate 2 Storey Townhouse with detached double garage in the lovely neighborhood of Signature Falls. This townhouse has a great floorplan with the living room featuring an electric fireplace & nice size front window. The living room looks into the designated dining area & modern kitchen that features stainless appliances. The kitchen is a galley style with a large eating bar with tons of counter space. The laundry is just off the kitchen on the main floor in a back porch area with access to the back yard and garage. This home has a modern design throughout with unique touches in lighting, paint, and fixtures. The upper level offers 3 bedrooms & 2 bathrooms. The master suite is a good size & has a nice 4 pc. ensuite featuring a double shower & walk in closet. The basement is undeveloped. The garage is insulated and drywalled and ready for heat. This property is move in ready now!