



GRASSROOTS
REALTY GROUP

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8586 69 Avenue
Grande Prairie, Alberta

MLS # A2340082



\$549,900

Division:	Signature Falls		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,637 sq.ft.	Age:	2007 (19 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, RV Access/Parking		
Lot Size:	0.16 Acre		
Lot Feat:	City Lot, Dog Run Fenced In		

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:	Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)		

Inclusions: TV Mount (Living Room), Hot Tub- Works Great (As Is), Shelving In Garage & Furnace Room

Welcome to this stunning, updated 4-bedroom, 3.5-bathroom residence with RV parking in the desirable community of Signature Falls. Designed for both everyday living and effortless entertaining, the home greets you with a bright, airy ambiance and a soothing sense of calm the moment you step inside. Thoughtful modern updates offer complete peace of mind, featuring new windows, exterior doors, light fixtures, and sleek baseboards throughout. The main and upper level offer a stylish blend of durable vinyl plank flooring and plush new carpet. Key household essentials have all been taken care of, including a newer hot water tank, modern washer and dryer, updated bathroom vanities and a hot tub ready for year-round relaxation. Outdoor living is a standout feature of this property. A newly constructed covered front porch provides a cozy, sheltered spot to unwind and listen to passing rainstorms. Out back, the massive, fully fenced yard offers endless room for family activities and summer barbecues, complete with a dedicated dog run along the side of the home. Ideally situated in a welcoming, family oriented neighborhood close to parks and local amenities, this beautiful home is waiting for its next chapter.