

**8701 72 Avenue**  
**Grande Prairie, Alberta**

**MLS # A2297609**



**\$520,000**

<b>Division:</b>	Signature Falls		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Modified Bi-Level		
<b>Size:</b>	1,521 sq.ft.	<b>Age:</b>	2010 (16 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Heated Garage		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Corner Lot, No Neighbours Behind		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, High Ceilings, Jetted Tub, Open Floorplan		

**Inclusions:** N/A

Welcome to this stunning bi-level home located on a CORNER LOT in the sought after community of Signature Falls! Step inside to an inviting OPEN-CONCEPT layout featuring vaulted ceilings, recessed lighting, and an abundance of NATURAL LIGHT flowing throughout . The kitchen is both stylish and functional, featuring stainless steel appliances, a corner pantry, tile flooring, dark oak cabinets, tile backsplash, and a centre dining nook , perfect for everyday living and entertaining. A rear door leads to the deck, perfect for summer BBQs and outdoor relaxation. The living room is warm and welcoming with a cozy gas fireplace, while a large den just off the kitchen features a bay window and glass wall, creating the ideal space for a home office or sitting area. The master bedroom is thoughtfully set on its own level, offering a LUXURIOUS ENSUITE with DOUBLE SINKS, JACUZZI TUB, separate shower, and WALK-IN CLOSET. The DEVELOPED BASEMENT adds more living space, complete with a large family room, 2 additional bedrooms, and a 3 piece bath with a beautiful tiled shower, perfect for guests or a growing family. With CENTRAL AIR CONDITIONING, you’ll stay comfortable all summer long. The HEATED 22x24 ATTACHED GARAGE adds convenience and functionality year round. Outside, enjoy a fenced and landscaped backyard, with easy access to the park behind. NO REAR NEIGHBORS! Call today for a viewing!