

\$614,900 - 8533 71a Avenue, Grande Prairie

MLS® #A2199134

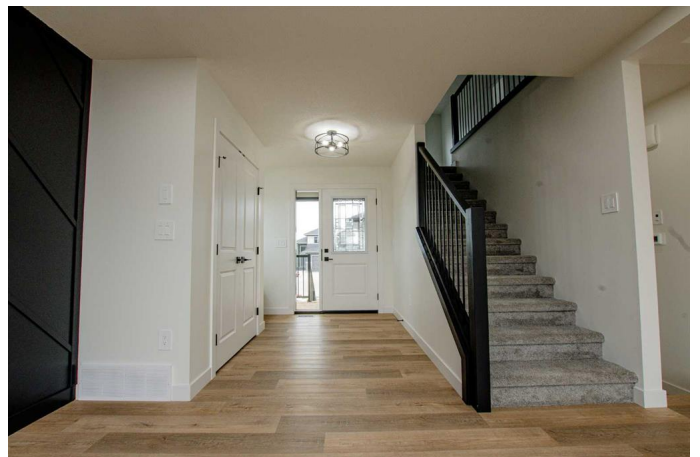
\$614,900

4 Bedroom, 3.00 Bathroom, 1,964 sqft

Residential on 0.14 Acres

Signature Falls, Grande Prairie, Alberta

NOW COMPLETE!!! Discover this stunning brand new home in Signature Falls, featuring an all new floor plan designed for family living. The upper level boasts 4 spacious bedrooms, perfect for families of all sizes. The main floor is bright and open, with large windows filling the space with natural light. The kitchen is perfect for entertaining with an island & eating bar, corner pantry and spacious dining area. The living room is complete with an electric fireplace and stunning black feature wall. A convenient half bath and main floor laundry room situated just inside from the double attached garage add to the home's functionality. Heading upstairs you'll find a flex area great for a library or to set up a desk for homework. Step through french doors into your primary bedroom complete with walk in closet and gorgeous ensuite with large custom shower and double sinks. Three good sized bedrooms and a full bathroom finish the upper floor. Sitting on a desirable corner lot, this home is just steps from the park and playground, offering a prime location in a sought after neighbourhood. Don't miss your chance to own this beautifully designed new build! Book your showing today!



Built in 2025

Essential Information

MLS® # A2199134

Price \$614,900

| | |
|----------------|-------------|
| Bedrooms | 4 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,964 |
| Acres | 0.14 |
| Year Built | 2025 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-----------------|
| Address | 8533 71a Avenue |
| Subdivision | Signature Falls |
| City | Grande Prairie |
| County | Grande Prairie |
| Province | Alberta |
| Postal Code | T8X 0N8 |

Amenities

| | |
|----------------|------------------------|
| Parking Spaces | 4 |
| Parking | Double Garage Attached |
| # of Garages | 2 |

Interior

| | |
|-------------------|--|
| Interior Features | Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, See Remarks |
| Appliances | Garage Control(s), None |
| Heating | Forced Air |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Electric |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

| | |
|-------------------|------|
| Exterior Features | None |
|-------------------|------|

| | |
|-----------------|-----------------|
| Lot Description | Corner Lot |
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|------------------|
| Date Listed | March 10th, 2025 |
| Days on Market | 143 |
| Zoning | RG |

Listing Details

| | |
|----------------|-----------------------|
| Listing Office | RE/MAX Grande Prairie |
|----------------|-----------------------|

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