

# **\$519,900 - 8613 72 Avenue, Grande Prairie**

MLS® #A2234837

**\$519,900**

4 Bedroom, 4.00 Bathroom, 1,514 sqft

Residential on 0.10 Acres

Signature Falls, Grande Prairie, Alberta

Congratulations.....your home search ends here! An absolute magazine worthy family home has hit the market in wonderful Signature Falls! From your very first look at this home you will be impressed by the STUNNING MODERN DESIGN of this home that provides an exceptional curb appeal! Take your first steps into this home and you will instantly be captivated by the warm & elegant VINYL PLANK FLOORING, MAIN FLOOR LAUNDRY & BOOT ROOM. Continue on into the living room where you are greeted by a stylish sitting area featuring ELECTRIC FIRE PLACE.....now to the kitchen. This space is exceptional with QUARTZ COUNTERTOPS, SPACIOUS ENTERTAINERS ISLAND, CEILING TOP WHITE CABINETRY, FORMAL DINING SPACE, GORGEOUS APPLIANCES, & A WALK THROUGH PANTRY. Let's take a tour upstairs where you will notice 2 sizeable bedrooms & a 4 piece bathroom for convenience & then step into your primary bedroom oasis which offers A SIZABLE LIVING SPACE, WALK THRU CLOSET, & 5-PIECE ENSUITE for your relaxing and serenity. This showstopper also features a FULLY DEVELOPED BASEMENT which was professionally developed by the builder and provides a GENEROUS SECONDARY LIVING ROOM, LARGE BEDROOM, 4 PIECE BATHROOM, & PLENTY OF STORAGE. Did I mention the DOUBLE ATTACHED GARAGE, BBQ GAS LINE, & FULLY FENCED & LANDSCAPED YARD? Welcome to Signature



Falls....WELCOME HOME!

Built in 2021

### Essential Information

MLS® #	A2234837
Price	\$519,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,514
Acres	0.10
Year Built	2021
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	8613 72 Avenue
Subdivision	Signature Falls
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8X0N9

### Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Kitchen Island, Quartz Counters, Sump Pump(s)
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Other
Lot Description	Back Yard, Landscaped, Lawn, Street Lighting
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	June 26th, 2025
Days on Market	4
Zoning	RS Small Lot Residential

### Listing Details

Listing Office	RE/MAX Grande Prairie
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