

# \$439,900 - 8562 72 Avenue, Grande Prairie

MLS® #A2260756

**\$439,900**

3 Bedroom, 3.00 Bathroom, 1,400 sqft  
Residential on 0.11 Acres

Signature Falls, Grande Prairie, Alberta

Welcome to the "Hawthorne" Job #676, a beautifully designed home offering a seamless open floor plan with modern finishes throughout. The charming front veranda welcomes you into the spacious front entry and open concept main floor featuring the kitchen as the heart of this home, quartz countertops, corner pantry, and a convenient eating bar—perfect for casual dining or entertaining guests. A half bath off the back entry adds everyday functionality. Upstairs, the spacious primary suite offers a private retreat with a walk-in closet and full ensuite, while two additional bedrooms and a full bathroom complete the second level. The basement is a blank canvas with endless potential—create a rec room, family room, or add extra bedrooms and bathrooms to suit your needs. This home is ready for you to make it your own! Located in one of Grande Prairie's most desirable neighborhoods; Signature Falls. Great schools, walking trails and tons of parks & green spaces. Back alley access for rear parking completes this stunning single family home ready for possession end of November!



Built in 2025

## Essential Information

|          |           |
|----------|-----------|
| MLS® #   | A2260756  |
| Price    | \$439,900 |
| Bedrooms | 3         |

|                |             |
|----------------|-------------|
| Bathrooms      | 3.00        |
| Full Baths     | 1           |
| Half Baths     | 2           |
| Square Footage | 1,400       |
| Acres          | 0.11        |
| Year Built     | 2025        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 8562 72 Avenue  |
| Subdivision | Signature Falls |
| City        | Grande Prairie  |
| County      | Grande Prairie  |
| Province    | Alberta         |
| Postal Code | T8X 0N9         |

### Amenities

|                |             |
|----------------|-------------|
| Parking Spaces | 2           |
| Parking        | Parking Pad |

### Interior

|                   |                                                                                        |
|-------------------|----------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, No Animal Home, Open Floorplan, Pantry, See Remarks, Walk-In Closet(s) |
| Appliances        | None                                                                                   |
| Heating           | Forced Air                                                                             |
| Cooling           | None                                                                                   |
| Has Basement      | Yes                                                                                    |
| Basement          | Full, Unfinished                                                                       |

### Exterior

|                   |                           |
|-------------------|---------------------------|
| Exterior Features | Other                     |
| Lot Description   | Back Yard                 |
| Roof              | Asphalt Shingle           |
| Construction      | See Remarks, Vinyl Siding |
| Foundation        | Poured Concrete           |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 29th, 2025 |
| Days on Market | 29                   |
| Zoning         | RG                   |

### **Listing Details**

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.