

\$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 | 3 |
| Zoning | RS Small Lot Residential |

Listing Details

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

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