

**8533 71A Avenue  
Grande Prairie, Alberta**

**MLS # A2277328**



## \$629,900

|                  |                        |               |                  |
|------------------|------------------------|---------------|------------------|
| <b>Division:</b> | Signature Falls        |               |                  |
| <b>Type:</b>     | Residential/House      |               |                  |
| <b>Style:</b>    | 2 Storey               |               |                  |
| <b>Size:</b>     | 1,964 sq.ft.           | <b>Age:</b>   | 2025 (1 yrs old) |
| <b>Beds:</b>     | 4                      | <b>Baths:</b> | 2 full / 1 half  |
| <b>Garage:</b>   | Double Garage Attached |               |                  |
| <b>Lot Size:</b> | 0.14 Acre              |               |                  |
| <b>Lot Feat:</b> | Corner Lot             |               |                  |

**Heating:** High Efficiency, Forced Air

**Floors:** Carpet, Vinyl Plank

**Roof:** Asphalt Shingle

**Basement:** Full

**Exterior:** See Remarks

**Foundation:** Poured Concrete

**Features:** See Remarks

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** RG

**Utilities:** -

**Inclusions:** fridge stove dishwasher washer dryer window coverings

Take a look at this next-to-new home located in the desirable Signature Falls community. The main level offers a spacious open-concept layout, ideal for family gatherings and entertaining. The large living area features a stunning feature wall with a gas fireplace and flows seamlessly into the modern chef's kitchen and dining area. Convenience is key on the main level, which includes a private entry from the garage, a half bathroom, and a dedicated laundry room. Upstairs, you'll find four well-sized bedrooms and two full bathrooms, along with a versatile bonus space perfect for a home office or play area. The unfinished basement provides excellent potential for future development, allowing you to customize the space to suit your needs. Situated on a corner lot, this home offers added privacy and extra parking. Enjoy outdoor living on the large deck, plus the convenience of a shed area for additional storage. The 20' x 26' garage includes a floor drain, making it both practical and functional. Don't miss the opportunity to see this beautiful home—schedule your showing today!