

8601 72 Avenue
Grande Prairie, Alberta

MLS # A2287433



\$469,900

Division:	Signature Falls		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,596 sq.ft.	Age:	2016 (10 yrs old)
Beds:	3	Baths:	2
Garage:	Concrete Driveway, Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	City Lot, Corner Lot, Irregular Lot, Lawn, Street Lighting		

Heating: Forced Air, Natural Gas

Floors: Carpet, Laminate, Tile

Roof: Asphalt Shingle

Basement: Full

Exterior: Vinyl Siding

Foundation: Poured Concrete

Features: Double Vanity, Pantry, Soaking Tub, Walk-In Closet(s)

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: RES

Utilities: -

Inclusions: NA

Nestled on a corner lot in the sought-after Signature Falls community, this custom-built modified bi-level (2016) offers functional family living with modern finishes and room to grow. A welcoming tiled foyer leads to the open-concept main floor where the kitchen, dining, and living areas flow together seamlessly. The kitchen showcases granite countertops, espresso cabinetry, and a large island, with patio doors extending the space onto a large deck. The living room, anchored by a gas fireplace, is perfect for relaxing evenings. Two bedrooms and a full bathroom complete the main floor. The private primary suite above the garage includes a walk-in closet, dual sinks, a soaker tub, and separate shower—a true retreat. The open-plan basement offers a versatile blank canvas—easy to customize with additional bedrooms, a family room, office, or gym, depending on your needs. Outside, the fully fenced yard and large deck create a comfortable outdoor setting, while the corner lot provides extra flexibility for RV parking or additional vehicle storage. Signature Falls is known for its family-friendly atmosphere, parks, walking trails, and proximity to schools and amenities. With immediate possession available, this home is ready to welcome its next owners.