780-814-1090
admin@mylifestyleagents.ca

8610 72 Avenue
Grande Prairie, Alberta

MLS # A2353829

$459,900

Division:	Signature Falls		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,400 sq.ft.	**Age:**	2026 (0 yrs old)
Beds:	3	**Baths:**	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, See Remarks		

Heating:	Forced Air	**Water:**	-
Floors:	Carpet, Vinyl Plank	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Vinyl Siding	**Zoning:**	RG
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, See Remarks, Walk-In Closet(s)		

Inclusions: N/A

Welcome to the Hawthorne, Job #722—a thoughtfully designed home with an open-concept layout and modern finishes throughout. A charming front veranda leads into a welcoming entry and bright main floor, where the living room, dining area, and kitchen come together for easy everyday living and entertaining. The kitchen features quartz countertops, a corner pantry, and a convenient eating bar. A half bath just off the rear entry adds extra functionality. Upstairs, the spacious primary suite offers a relaxing retreat with an oversized walk-in closet and private ensuite. Two additional bedrooms and a full bathroom complete the second floor. The unfinished basement offers a blank canvas, with room to create a rec room, additional bedroom, bathroom, or a space tailored to your needs. Located in desirable Signature Falls, this home is close to walking trails, parks, green spaces, and a K–8 school. Back-alley access leads to your private 20' × 26' concrete parking pad easily accommodating 2 vehicles or allowing space for future garage. Dec possession available, call today!

Copyright (c) 2026 . Listing data courtesy of RE/MAX Grande Prairie. Information is believed to be reliable but not guaranteed.