

8602 72 Avenue
Grande Prairie, Alberta

MLS # A2004427



\$459,900

Division:	Signature Falls		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,677 sq.ft.	Age:	2022 (2 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, City Lot, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, Open Floorplan, Pantry, See Remarks, Stone Counters, Walk-In Closet(s)		

Inclusions: NA

Job 584 The Fallyn - Rear ATTACHED Garage by Unique Home Concepts. New and improved Fallyn plan with a rear attached double garage with rear alley access! This 1677 sq ft farmhouse style 2 story in Signature Falls features spacious rear mud room/pantry area with garage access, large open concept kitchen & dining with feature island, floating shelves and brand new appliances included! Beautiful custom lighting, sleek cabinetry and gorgeous wall accents throughout. Bright and inviting living room features center fireplace and beautiful South facing windows. Spacious front foyer greets guests with front closet and 1/2 bath and views of the feature staircase. Upper-level features a separate laundry room along with a jack & jill bathroom between 2nd & 3rd bedrooms, plus a stunning primary bedroom with walk in closet and full ensuite. You are going to love this floorplan -and the attached rear garage is a huge bonus! Now complete with included 14x10' pressure treated deck with stairs and aluminum railing! Immediate possession available!