

8618 72 Avenue
Grande Prairie, Alberta

MLS # A2004432



\$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:	Alley Access, Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, City Lot		

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:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)		

Inclusions: NA

Job 585 The Fallyn by Unique Home Concepts - Rear ATTACHED Garage! This 1677 sq ft modern style 2 story in Signature Falls features a spacious rear mud room/pantry area with garage access, large open concept kitchen & dining with island, floating shelves and shiny new kitchen appliances included! Bright and inviting living room features fireplace and beautiful South facing windows. Spacious front foyer greets guests with front closet, 1/2 bath and a view of the modern 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 spacious, well designed floor plan and the attached rear garage is a huge bonus! Beautiful custom lighting, sleek cabinetry and gorgeous accents throughout. Now complete with included 14x10' pressure treated deck with stairs and aluminum railing! Ready for immediate possession