

8557 72 Avenue
Grande Prairie, Alberta

MLS # A2037857



\$489,900

Division:	Signature Falls		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,516 sq.ft.	Age:	2023 (1 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, City Lot, Front Yard, Interior Lot, Street Lighting, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Pantry		

Inclusions: Refrigerator, Stove, Dishwasher

Job 604 The Lucy by Unique Home Concepts. This popular 1516 sq ft modified bilevel floor plan is back in Signature Falls! Large welcoming front entry has access to the double attached garage. The main floor boasts laundry room, 2nd/3rd bedrooms, full bathroom, beautiful vaulted ceilings, open concept living area with fireplace, dining with garden door, and kitchen with centre island, corner pantry and beautiful new kitchen appliances already included! The primary bedroom located on upper level has oversized ensuite and large walk-in closet. Designer details throughout the home include durable vinyl plank flooring in main areas, grey/beige cabinets and beautiful quartz counters in kitchen. Completed, ready for immediate possession! Now includes 12x10' pressure treated deck with stairs and aluminum railing!