

8633 72 Avenue  
Grande Prairie, Alberta

MLS # A2047638



**\$459,900**

<b>Division:</b>	Signature Falls		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,517 sq.ft.	<b>Age:</b>	2023 (1 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	City Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry		

**Inclusions:** Refrigerator, Stove, Dishwasher

Job 610. The Jules by Unique Home Concepts Inc. Beautiful 1517 sq ft 2 storey home in the quiet family neighbourhood of Signature Falls! Spacious front entry leads to open concept main floor that features a modern linear fireplace in the living room, large windows, kitchen with walk-thru pantry to garage entry, main floor laundry and 1/2 bath. Upper level features great sized primary bedroom with walk-thru closet to a full ensuite bath. 2nd and 3rd bedrooms and main bath also located upstairs. Contemporary finishings and beautiful design features throughout. Completed with a 14x10' pressure treated deck with stairs and aluminum railing! Immediate possession available, call to book your showing today!