

**8605 70 Avenue**  
**Grande Prairie, Alberta**

**MLS # A2167452**



**\$499,900**

<b>Division:</b>	Signature Falls		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,785 sq.ft.	<b>Age:</b>	2007 (17 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Chandelier, High Ceilings, Jetted Tub, Kitchen Island, Pantry		

**Inclusions:** N/A

Wanting city living but also country views? Looking for space for the family and room to entertain? Needing a safe, desirable location that is accessible and close to good schools? This one checks all the boxes and more! Fully developed 5 bed 2 story in Beautiful Signature Falls backing onto a PICTURESQUE GREEN SPACE where you can sit on your south facing rear deck and enjoy views all year long. Large heated 24 x 25 garage with RV Parking is perfect for all your toys! Inside you can also enjoy these views from your AIR CONDITIONED 2 story windows in your large living room with soaring 18 ft ceilings. With an open kitchen/living/dining space this is an entertainer's dream! Finishing off this floor is a walk through pantry, main floor laundry, powder room and a stylish office off the entry with built in bookshelves. Upstairs you will find double doors leading to a huge master suite with ensuite with deep jetted tub and a walk in closet. 2 more bedrooms and a bathroom round out this level. In the basement there is 2 more bedrooms, updated bathroom and home theater room complete with projector and screen. The yard is fenced and beautifully landscaped with a gravel fire pit area. Signature Falls is one of Grande Prairie's favourite locations with parks, walking trails, schools and it's Southside location. Contact your favorite real estate professional to view