

**8518 71A Avenue**  
**Grande Prairie, Alberta**

**MLS # A2176203**



**\$599,999**

<b>Division:</b>	Signature Falls		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,894 sq.ft.	<b>Age:</b>	2017 (7 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, City Lot, No Neighbours Behind, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Concrete, Hardwood, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Suite, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	RG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Quartz Counters, Walk-In Closet(s)		

**Inclusions:** Basement Furnishings ( Sectional, Queen Bed, LED Fireplace, TV & Mount, Table Set) Shed & Greenhouse

Welcome to the quiet loop street of Signature Falls! This home really does have it all. Facing a children's playground, no rear neighbours, triple heated garage, beautifully landscaped, modern finishes, BONUS room and FULLY developed walkout basement. The front entry is bright and airy with a large coat closet. Off the entry you have a cute little guest half bathroom. As you enter the main living space you are greeted with big bright windows and views of the countryside. The chef's kitchen is equipped with white kitchen craft cabinets- which you will never run short on, beautiful quartz counters, sleek stainless steel appliances including a gas stove, under mount kitchen sink which has a garbage disposal and a large pantry. The kitchen opens up to the spacious dining room, big deck and into the living room. The living room has a stunning tiled gas fireplace and hardwood throughout. The main floor is completed with a boot & laundry room off the garage that has an ample amount of storage, a nice sized sink. Make your way upstairs and you notice the sky high ceilings, gorgeous railings, and the way the finishes harmonize in every room. The big bonus room with rear views is great for kids, as an office or just as a third family room! The large primary retreat has an abundance of room and even has a reading nook! The ensuite is finished in tile and quartz with a quartz vanity, soaker tub, a beautiful tiled shower and a walk in closet. The upstairs is complete with 2 more nice sized bedrooms. Downstairs the basement is FULLY developed with vinyl plank, a drybar, 2nd laundry, shiplap fireplace and some really cool features like hardwood on the ceiling. The downstairs bathroom is done with a subway tile shower, dark tiled floors and a driftwood vanity. The basement is completed with a large 4th bedroom. As you make your way through the basement family room to your walk out,

you step into the screened in porch which is great for when the mosquitos are out! The yard is fully fenced and landscaped with a huge raised garden bed and greenhouse space for the gardener in your family!