



**8601 72 Avenue , Grande Prairie, Alberta - \$469,900**



Main Photo

## Property Description

Nestled on a corner lot in the sought-after Signature Falls community, this custom-built modified bi-level (2016) offers functional family living with modern finishes and room to grow.

A welcoming tiled foyer leads to the open-concept main floor where the kitchen, dining, and living areas flow together seamlessly. The kitchen showcases granite countertops, espresso cabinetry, and a large island, with patio doors extending the space onto a large deck. The living room, anchored by a gas fireplace, is perfect for relaxing evenings. Two bedrooms and a full bathroom complete the main floor.

The private primary suite above the garage includes a walk-in closet, dual sinks, a soaker tub, and separate shower—a true retreat.

The open-plan basement offers a versatile blank canvas—easy to customize with additional bedrooms, a family room, office, or gym, depending on your needs.

Outside, the fully fenced yard and large deck create a comfortable outdoor setting, while the corner lot provides extra flexibility for RV parking or additional vehicle storage.

Signature Falls is known for its family-friendly atmosphere, parks, walking trails, and proximity to schools and amenities. With immediate possession available, this home is ready to welcome its next owners.

## REALTOR Referral

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