

# \$614,900 - 8533 71a Avenue, Grande Prairie

MLS® #A2199134

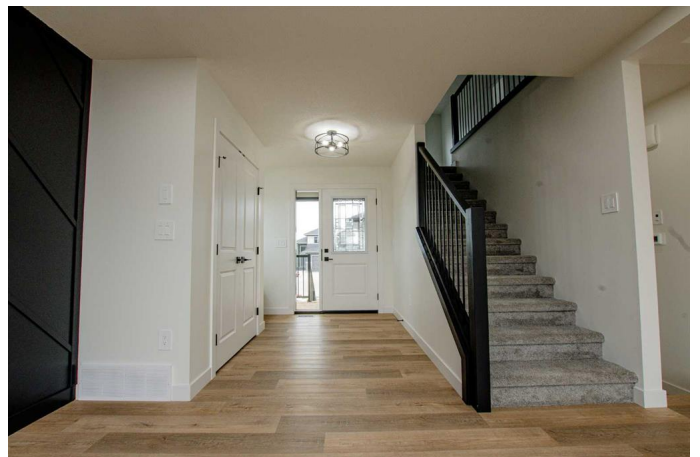
**\$614,900**

4 Bedroom, 3.00 Bathroom, 1,964 sqft

Residential on 0.14 Acres

Signature Falls, Grande Prairie, Alberta

NOW COMPLETE!!! Discover this stunning brand new home in Signature Falls, featuring an all new floor plan designed for family living. The upper level boasts 4 spacious bedrooms, perfect for families of all sizes. The main floor is bright and open, with large windows filling the space with natural light. The kitchen is perfect for entertaining with an island & eating bar, corner pantry and spacious dining area. The living room is complete with an electric fireplace and stunning black feature wall. A convenient half bath and main floor laundry room situated just inside from the double attached garage add to the home's functionality. Heading upstairs you'll find a flex area great for a library or to set up a desk for homework. Step through french doors into your primary bedroom complete with walk in closet and gorgeous ensuite with large custom shower and double sinks. Three good sized bedrooms and a full bathroom finish the upper floor. Sitting on a desirable corner lot, this home is just steps from the park and playground, offering a prime location in a sought after neighbourhood. Don't miss your chance to own this beautifully designed new build! Book your showing today!



Built in 2025

## Essential Information

MLS® #                      A2199134

Price                        \$614,900

Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,964
Acres	0.14
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	8533 71a Avenue
Subdivision	Signature Falls
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8X 0N8

### Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, See Remarks
Appliances	Garage Control(s), None
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	None
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Lot Description	Corner Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 10th, 2025
Days on Market	146
Zoning	RG

### **Listing Details**

Listing Office	RE/MAX Grande Prairie
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