

# \$489,900 - 8625 70 Avenue, Grande Prairie

MLS® #A2208685

**\$489,900**

3 Bedroom, 3.00 Bathroom, 2,270 sqft

Residential on 0.12 Acres

Signature Falls, Grande Prairie, Alberta

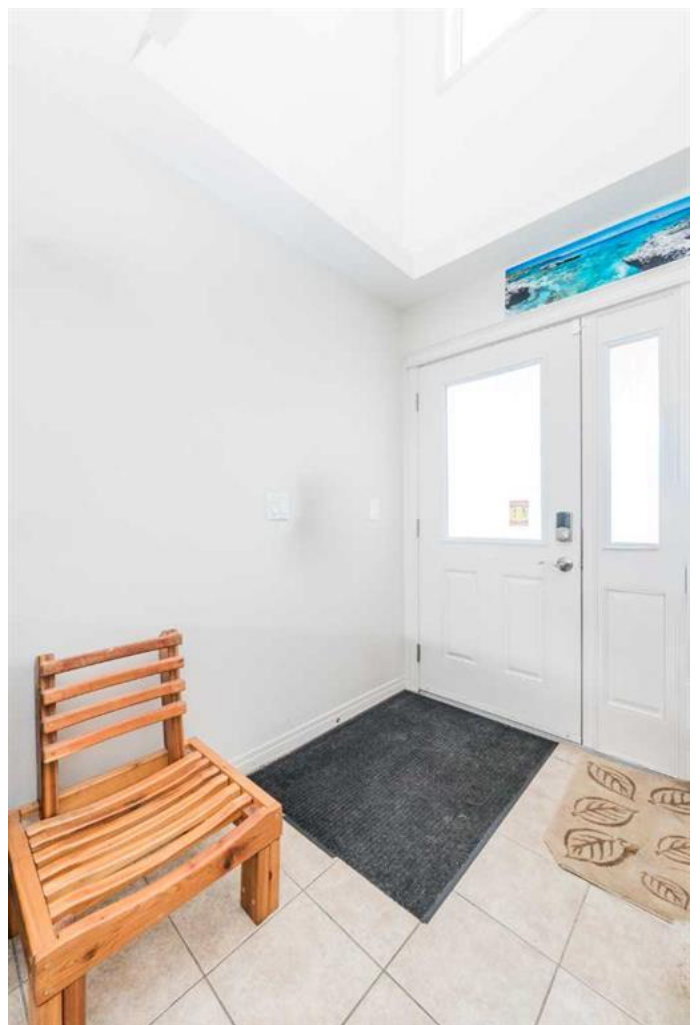
Massive 2 Storey that is situated in desirable Signature Falls, with NO REAR NEIGHBORS! This home welcomes you with a large entry way that leads you into popular open concept layout on the main floor. Kitchen hosts adequate amount of cabinet + counter space, raised island for stool seating, and walk through style pantry. Dining is spacious allowing for a table size for any occasion. Living room has grand windows for natural light from the south backing yard, and complimented nicely by gas fireplace. The remainder of the main floor consists of half bathroom, and main floor laundry. Heading upstairs you will find must have bonus room above the garage , full bathroom, three more bedrooms including the master bedroom which is it's own oasis with walk in closet, flex room space, and huge en-suite with jetted tub. Basement is an open canvas awaiting you to finish it the way your heart desires. Backyard is fully fenced and south backing great for sunshine all day long. Oversized double car garage is incredible for winter parking or storage. Book your viewing today of this well cared for home with 2270sq-ft of living space not including the basement!

Built in 2007

## Essential Information

MLS® #                   A2208685

Price                     \$489,900



|                |             |
|----------------|-------------|
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,270       |
| Acres          | 0.12        |
| Year Built     | 2007        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 8625 70 Avenue  |
| Subdivision | Signature Falls |
| City        | Grande Prairie  |
| County      | Grande Prairie  |
| Province    | Alberta         |
| Postal Code | T8X 0C8         |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Ceiling Fan(s), Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry |
| Appliances        | Dishwasher, Dryer, Refrigerator, Stove(s), Washer                                   |
| Heating           | Forced Air, Natural Gas   |
| Cooling           | None  |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Gas   |
| Has Basement      | Yes   |
| Basement          | Full, Unfinished  |

### Exterior

|                   |       |
|-------------------|-------|
| Exterior Features | Other |
|-------------------|-------|

|                 |                             |
|-----------------|-----------------------------|
| Lot Description | Back Yard, Front Yard, Land |
| Roof            | Asphalt Shingle             |
| Construction    | Mixed                       |
| Foundation      | Poured Concrete             |



**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | April 5th, 2025 |
| Days on Market | 75              |
| Zoning         | RS              |

**Listing Details**

|                |                       |
|----------------|-----------------------|
| Listing Office | RE/MAX Grande Prairie |
|----------------|-----------------------|

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