

# \$559,900 - 8529 70a Avenue, Grande Prairie

MLS® #A2230155

**\$559,900**

3 Bedroom, 3.00 Bathroom, 1,763 sqft

Residential on 0.14 Acres

Signature Falls, Grande Prairie, Alberta

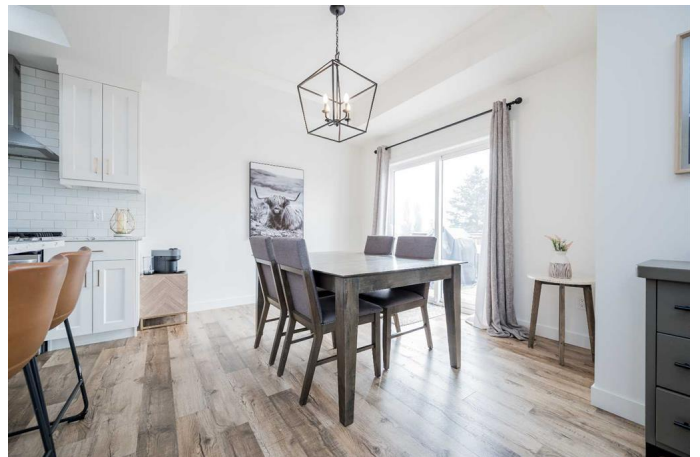
WONDERFUL

NEIGHBOURHOOD.....BACKING ONTO A PARK & SPORT COURT...METICULOUSLY KEPT FAMILY HOME.....WELCOME TO SIGNATURE FALLS! From the moment you set eyes on this stunning home you will instantly be intrigued by the marvelous curb appeal with BEAUTIFUL LANDSCAPING AND TRIPLE CAR GARAGE leading up to FRONT DECK AREA perfect for your morning coffee.

It's time to start your your of this Signature Falls gem. You will be captivated as you are welcomed by the SPECTACULAR OPEN CONCEPT KITCHEN & LIVING ROOM SPACE featuring AMPLE GRANITE COUNTER SPACE & ,MATCHING ENTERTAINING ISLAND with STAINLESS STEEL APPLIANCES featuring GAS STOVE, WALK IN PANTRY, CEILING TOP WHITE CABINETRY & FORMAL DINING SPACE.

The living room is cozy and welcoming offering A FLOOR TO CEILING STONE CENTERPIECE with ELECTRIC FIREPLACE, FEATURE MANTLE & BUILT IN SHELIVING.

Completing the main floor is a 2 piece bathroom for convenience and a BONUS OFFICE SPACE & FLEX ROOM. Lets continue upstairs and be welcomed by the EXPANSIVE BONUS ROOM perfect for a secondary living room, kids space, or additional entertaining area. The upper level also features 2 GENEROUS BEDROOMS, A 4 PIECE BATHROOM, and yes a true luxury UPSTAIRS LAUNDRY! Completing the top



floor is your PRIMARY BEDROOM OASIS offering A SPACIOUS LIVING AREA, ROOMY WALK IN CLOSET W/ BUILT IN SHELVING & A TRULY ELEGANT 5-PIECE ENSUITE featuring SOAKER TUB, MASSIVE TILE SHOWER & DUAL SINKS. Downstairs you will find the WALK OUT BASEMENT feature ready for future development and your finishing touches. Did I mention this home features A HEATED TRIPLE GARAGE, DECK SPACE OVERLOOKING SPORTS COURT w/ stairs to ground level, WELL MAINTAINED BACKYARD SPACE w/ gate access to PLAYGROUND & SPORT COURT. WELCOME TO SIGNATURE FALLS....WELCOME HOME!

Built in 2020

### Essential Information

MLS® #	A2230155
Price	\$559,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,763
Acres	0.14
Year Built	2020
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	8529 70a Avenue
Subdivision	Signature Falls
City	Grande Prairie
County	Grande Prairie
Province	Alberta

Postal Code	T8X 0M4
-------------	---------

### Amenities

Parking Spaces	6
Parking	Triple Garage Attached
# of Garages	3

### Interior

Interior Features	Granite Counters, Kitchen Island
Appliances	Dishwasher, Gas Stove, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	Storage
Lot Description	Backs on to Park/Green Space, Landscaped, Lawn
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	June 11th, 2025
Days on Market	14
Zoning	RG General Residential

### Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.