

\$584,900 - 8510 71a Avenue, Grande Prairie

MLS® #A2265541

\$584,900

5 Bedroom, 3.00 Bathroom, 1,587 sqft
Residential on 0.13 Acres

Signature Falls, Grande Prairie, Alberta

LIKE NEW, ONLY BETTER! This immaculately maintained, fully developed "Jordyn 2" floor-plan by Harker Homes exemplifies the true definitions of quality, luxury & pride of ownership. The 1,587sq.ft modified bi-level home leaves nothing to be desired with a magazine-worthy kitchen showcasing stunning white soft-close cabinetry, granite countertops, stainless steel appliances, coffered ceilings, oversized pantry and a sleek modern hardwood floor as found throughout the home. The wide open main living room is host to a cozy gas f/p and large windows allowing for an abundance of natural light, a must for our long winter months, while CENTRAL A/C keeps things cool in the summer! Also on the main you'll find two spacious spare bedrooms + the full 4pc bathroom with a fresh tile surround, along with easy access to the upper back deck & the entry-level laundry room. Above the XL heated double garage sits the massive primary bedroom with a walk-in closet & spa-like ensuite; complete with his + hers sinks, jet tub & separate shower. The WALK-OUT BASEMENT is the perfect secondary living space with 2 additional bedrooms and a beautiful 3pc bathroom, along with extra storage and a direct route to the backyard. Fully landscaped with NO REAR NEIGHBOURS, a BRAND-NEW irrigation system and 34' x 12' composite lower deck (rated for a hot-tub), this yard truly is an entertainer's paradise! Too many features to



list with incredible value under \$600,000 -
contact your REALTOR® of choice and book
your tour today!

Built in 2017

Essential Information

MLS® #	A2265541
Price	\$584,900
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,587
Acres	0.13
Year Built	2017
Type	Residential
Sub-Type	Detached
Style	Modified Bi-Level
Status	Active

Community Information

Address	8510 71a Avenue
Subdivision	Signature Falls
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8X0N8

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Heated Garage, Off Street
# of Garages	2

Interior

Interior Features	Breakfast Bar, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Pantry, See Remarks, Vinyl Windows, Sump Pump(s)
Appliances	Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings

Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	BBQ gas line, Other
Lot Description	Back Lane, Interior Lot, Landscaped, Lawn, No Neighbours Behind, Rectangular Lot, Yard Drainage
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	October 20th, 2025
Days on Market	14
Zoning	RG

Listing Details

Listing Office	Grassroots Realty Group Ltd.
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