

**8533 71A Avenue
Grande Prairie, Alberta**

MLS # A2277328



\$639,900

Division:	Signature Falls		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,964 sq.ft.	Age:	2025 (1 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Corner Lot		

Heating:	High Efficiency, Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	See Remarks	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: fridge stove dishwasher washer dryer window coverings

Take a look at this next-to-new home located in the desirable Signature Falls community. The main level offers a spacious open-concept layout, ideal for family gatherings and entertaining. The large living area features a stunning feature wall with a gas fireplace and flows seamlessly into the modern chef's kitchen and dining area. Convenience is key on the main level, which includes a private entry from the garage, a half bathroom, and a dedicated laundry room. Upstairs, you'll find four well-sized bedrooms and two full bathrooms, along with a versatile bonus space perfect for a home office or play area. The unfinished basement provides excellent potential for future development, allowing you to customize the space to suit your needs. Situated on a corner lot, this home offers added privacy and extra parking. Enjoy outdoor living on the large deck, plus the convenience of a shed area for additional storage. The 20' x 26' garage includes a floor drain, making it both practical and functional. Don't miss the opportunity to see this beautiful home—schedule your showing today!