



DON'T GAMBLE WITH YOUR HOME.
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8530 69 Avenue
 Grande Prairie, Alberta

MLS # A2190581



\$492,000

Division:	Signature Falls		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,502 sq.ft.	Age:	2008 (17 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Parking Pad		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Kitchen Island, Open Floorplan, Pantry, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Shed, Blinds, Garden Boxes, T.V Mounts		

Updated modified bi-level in the quiet neighbourhood of Signature falls. You'll be impressed from the moment you walk thru the door. The main floor features a bright open floor plan with trendy white shiplap & modern fixtures. The kitchen has all stainless steel appliances, white quartz counter tops, subway tile backsplash, large island, 20 gal stainless steel sink with garburator & corner pantry. The dining area's sliding glass doors lead you right onto the deck under the covered pergola complete with natural gas line for your BBQ. The Living room with gas fireplace, 2 bedrooms & 4 piece bathroom complete the main level. The primary bedroom is privately situated upstairs and has plenty of room for a king-sized bed, great walk in closet space with a beautiful & recently renovated ensuite. The basement is fully developed with a family room, spare bedroom & bathroom with walk in shower. Tons of storage can be found in the heated double car garage, under deck storage & the large powered shed with overhead door. Yard is beautifully landscaped with tons of garden/flower boxes, a fire pit area & stone patio. Did I mention this home has Air Conditioning?! Come check this place out!