8533 71A Avenue
Grande Prairie, Alberta

MLS # A2199134

$614,900

Division:	Signature Falls		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,964 sq.ft.	**Age:**	2025 (0 yrs old)
Beds:	4	**Baths:**	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Corner Lot		

Heating:	Forced Air	**Water:**	-
Floors:	Carpet, Vinyl	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full, Unfinished	**LLD:**	-
Exterior:	Vinyl Siding	**Zoning:**	RG
Foundation:	Poured Concrete	**Utilities:**	-

Features: Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, See Remarks

Inclusions: Alberta New Home Warranty, 1 year Unique Homes Warranty

Discover this stunning brand new home in Signature Falls, featuring an all new floor plan designed for family living. The upper level boasts four spacious bedrooms, perfect for families of all sizes. The main floor is bright and open, with large windows filling the space with natural light. The kitchen is perfect for entertaining with an island & eating bar, corner pantry and spacious dining area paired with a living room complete with an electric fireplace. A convenient half bath and main floor laundry room situated just inside from the double attached garage, add to the home's functionality. Heading upstairs, step through french doors leading to your primary bedroom complete with walk in closet and gorgeous 4pc ensuite. Three good sized bedrooms and a full bathroom finish the upper floor. Sitting on a desirable corner lot, this home is just steps from the park, offering a prime location in a sought after neighbourhood. Don't miss your chance to own this beautifully designed new build! Book your showing today!