

8518 70A Avenue
Grande Prairie, Alberta

MLS # A2219094

\$585,000

Division:	Signature Falls		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,688 sq.ft.	Age:	2014 (11 yrs old)
Beds:	4	Baths:	3
Garage:	Driveway, Triple Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry		

Inclusions: All light fixtures, all window coverings, GDO + control(s)

Welcome to this exceptional home that combines style, function, and comfort in every detail. From the moment you arrive, the over sized driveway and beautifully landscaped, low-maintenance front yard make a great first impression. A spacious triple car garage provides ample room for vehicles, storage, and all your recreational toys. Upon entering, you are greeted by a grand entranceway that sets the tone for the rest of the home. Conveniently located off the entry is a laundry room, thoughtfully designed with a sliding barn door for added charm. The main level features an open-concept layout filled with natural light, perfect for modern living and entertaining. The living room centers around a beautiful gas fireplace with rustic touches, creating a warm and welcoming ambiance. The kitchen offers ample cabinetry, quality countertops, a pantry, and plenty of storage which is ideal for any home chef. Adjacent to the kitchen is a bright formal dining area. Two well-sized bedrooms and a full bathroom complete the main floor, offering comfort and convenience for family or guests. Upstairs, the private primary suite serves as a true retreat. Spacious enough for a king-sized bed with room to spare, it also includes a generous walk-in closet and a luxurious five-piece ensuite. The ensuite boasts dual vanities, a stunning stand-up shower, and a deep soaking tub. The additional space on this level is ideal for a dedicated office or reading nook. The fully developed basement is bright and airy, making it feel like an extension of the main living space rather than a traditional basement. It includes an additional bedroom, a full bathroom, and a versatile storage area that can easily function as an indoor workshop or crafting room. Step outside to the oversized deck, perfect for summer BBQs and entertaining. A covered section ensures you can enjoy the outdoors regardless of the weather. This

home is a true gem, thoughtfully designed, meticulously maintained & equipped with central air conditioning perfect for growing families or anyone seeking space and comfort in a great neighborhood. Call your favorite agent and come view this home today!