

**8605 70 Avenue
Grande Prairie, Alberta**

MLS # A2167452



\$499,900

Division:	Signature Falls		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,785 sq.ft.	Age:	2007 (17 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Backs on to Park/Green Space, Landscaped		

Heating: Forced Air

Water: -

Floors: Carpet, Ceramic Tile, Hardwood

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: Finished, Full

LLD: -

Exterior: Vinyl Siding

Zoning: R

Foundation: Poured Concrete

Utilities: -

Features: Built-in Features, Chandelier, High Ceilings, Jetted Tub, Kitchen Island, Pantry

Inclusions: N/A

Wanting city living but also country views? Looking for space for the family and room to entertain? Needing a safe, desirable location that is accessible and close to good schools? This one checks all the boxes and more! Fully developed 5 bed 2 story in Beautiful Signature Falls backing onto a PICTURESQUE GREEN SPACE where you can sit on your south facing rear deck and enjoy views all year long. Large heated 24 x 25 garage with RV Parking is perfect for all your toys! Inside you can also enjoy these views from your AIR CONDITIONED 2 story windows in your large living room with soaring 18 ft ceilings. With an open kitchen/living/dining space this is an entertainer's dream! Finishing off this floor is a walk through pantry, main floor laundry, powder room and a stylish office off the entry with built in bookshelves. Upstairs you will find double doors leading to a huge master suite with ensuite with deep jetted tub and a walk in closet. 2 more bedrooms and a bathroom round out this level. In the basement there is 2 more bedrooms, updated bathroom and home theater room complete with projector and screen. The yard is fenced and beautifully landscaped with a gravel fire pit area. Signature Falls is one of Grande Prairie's favourite locations with parks, walking trails, schools and it's Southside location. Contact your favorite real estate professional to view