8529 71 Avenue
Grande Prairie, Alberta

MLS # A2171402

$489,900

Division:	Signature Falls		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,024 sq.ft.	**Age:**	2014 (10 yrs old)
Beds:	3	**Baths:**	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped		

Heating:	Forced Air	**Water:**	-
Floors:	Carpet, Hardwood, Tile	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full, Partially Finished	**LLD:**	-
Exterior:	Vinyl Siding, Wood Frame	**Zoning:**	RG
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Bathroom Rough-in, Ceiling Fan(s), Granite Counters		

Inclusions:	N/A

A carefully curated color palette makes this home incredibly inviting. You’re welcomed by a spacious entryway with tile flooring, which leads you into the main living area or down the hall to a half bath and garage door, where there’s also a generous entry. The main area features rich walnut cabinets paired with sleek dark contemporary granite countertops, a black undermount sink, and beautiful chrome fixtures. The living room boasts hardwood flooring, a tiled gas fireplace, and views of the backyard. The dining room opens to a south-facing deck that connects to a lower patio. Upstairs, you’ll find a fantastic bonus room, two spare bedrooms, a laundry room with elegant front-loading machines, and the master bedroom. The master suite is a refined space complete with a walk-in closet and an ensuite featuring his-and-her sinks, a tiled shower, and a soaking tub. The large heated and finished garage includes a floor drain. Situated on a quiet street near a park, this home offers both comfort and convenience. Book your showing today!!