

**8542 69 Avenue  
Grande Prairie, Alberta**

**MLS # A2176296**



**\$499,900**

<b>Division:</b>	Signature Falls		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,987 sq.ft.	<b>Age:</b>	2010 (14 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Parking Pad		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Few Trees, Garden, Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Mixed, Post & Beam, Vinyl Siding, Wood Frame	<b>Zoning:</b>	RG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Closet Organizers, Double Vanity, French Door, Jetted Tub, Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	Shed, Garden Boxes		

Discover your dream lifestyle in this exquisite 5-bedroom, 3.5 bathroom haven, in Signature falls! Spread across three beautifully designed floors, this 2,000+ sq ft residence offers the perfect blend of luxury and comfort. The heart of the home is a stunning gourmet kitchen, featuring rich dark wood cabinetry, sleek stainless steel appliances, and a spacious island with modern bar seating - ideal for casual dining or entertaining guests. The open-concept layout seamlessly connects the kitchen to the dining and living areas, creating a warm and inviting atmosphere for family gatherings and social events. The master suite, a generous, private retreat with an en-suite bathroom boasting a deep soaking tub and separate shower. Four additional bedrooms provide ample space for family members or guests, each designed with comfort and style in mind. The home's thoughtful design includes a dedicated laundry room, multiple staircases for easy navigation, and cleverly placed utility areas. Large windows throughout bathe the interiors in natural light, while the soft blue walls create a calming ambiance. With its perfect balance of elegance and functionality, this home isn't just a place to live - it's a canvas for creating cherished memories and living your best life. Did I mention how private the backyard was?? Two tiered deck, with mature trees and shed! Parking includes a double attached heated garage as well.. Don't take my word for it, come see for yourself!