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8533 71A Avenue  
Grande Prairie, Alberta

MLS # A2277328



**\$639,900**

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

|                    |                             |                   |    |
|--------------------|-----------------------------|-------------------|----|
| <b>Heating:</b>    | High Efficiency, Forced Air | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Carpet, Vinyl Plank         | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt Shingle             | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Full                        | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | See Remarks                 | <b>Zoning:</b>    | RG |
| <b>Foundation:</b> | Poured Concrete             | <b>Utilities:</b> | -  |
| <b>Features:</b>   | See Remarks                 |                   |    |

**Inclusions:** fridge stove dishwasher washer dryer window coverings

Take a look at this next-to-new home located in the desirable Signature Falls community. The main level offers a spacious open-concept layout, ideal for family gatherings and entertaining. The large living area features a stunning feature wall with a gas fireplace and flows seamlessly into the modern chef's kitchen and dining area. Convenience is key on the main level, which includes a private entry from the garage, a half bathroom, and a dedicated laundry room. Upstairs, you'll find four well-sized bedrooms and two full bathrooms, along with a versatile bonus space perfect for a home office or play area. The unfinished basement provides excellent potential for future development, allowing you to customize the space to suit your needs. Situated on a corner lot, this home offers added privacy and extra parking. Enjoy outdoor living on the large deck, plus the convenience of a shed area for additional storage. The 20' x 26' garage includes a floor drain, making it both practical and functional. Don't miss the opportunity to see this beautiful home—schedule your showing today!