



8617 72 Avenue  
Grande Prairie, Alberta

MLS # A1026457



**\$424,800**

<b>Division:</b>	Signature Falls		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Modified Bi-Level		
<b>Size:</b>	1,467 sq.ft.	<b>Age:</b>	2020 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Driveway, Double Garage Attached, Garage Door Opener		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Near Shopping Center, Near Public Transit, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RS
<b>Foundation:</b>	Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)		

**Inclusions:** -

JUST REDUCED BY \$15,000! Unique Home Concepts - "Lucy" (Job#551) in desirable Signature Falls close to elementary school & parks. Make this home your dream home. Main level offers large kitchen with center island & corner pantry plus spacious dining area, plus living room with gas fireplace. There are also 2 bedrooms, a full bathroom, even main floor laundry. Upstairs you will find your master suite with walk in closet and ensuite. Attached double garage is 24.5' long meaning you can fit most vehicles. Builder will complete deck and have appliances installed prior to possession