



8617 72 Avenue
Grande Prairie, Alberta

MLS # GP215525

\$439,800



Division:	Signature Falls		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,525 sq.ft.	Age:	2019 (1 yrs old)
Beds:	5	Baths:	2
Garage:	Driveway, Attached Garage		
Lot Size:	-		
Lot Feat:	Near Shopping Center		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Tile	Sewer:	Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	Cable, Electricity, Natural Gas, Phone
Features:	-		

Inclusions: Builder to provide appliance allowance of \$5,000, RPR, one year builders warranty, 10 year Alberta New Home Warranty, GDO+2 controls

Unique Home Concepts - "Lucy" (Job#551) in desirable Signature Falls close to elementary school & parks. Act quickly and choose most of your finishes from flooring & paint to fixtures. 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. \$5,000 appliance allowance included in purchase price. Act now to choose your colors & fixtures