



www.keyz.ca
admin@keyz.ca

8633 72 Avenue
Grande Prairie, Alberta

MLS # A2047638

\$459,900



Division:	Signature Falls		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,517 sq.ft.	Age:	2023 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	City Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry		
Inclusions:	Refrigerator, Stove, Dishwasher		

Job 610. The Jules by Unique Home Concepts Inc. Beautiful 1517 sq ft 2 storey home in the quiet family neighbourhood of Signature Falls! Spacious front entry leads to open concept main floor that features a modern linear fireplace in the living room, large windows, kitchen with walk-thru pantry to garage entry, main floor laundry and 1/2 bath. Upper level features great sized primary bedroom with walk-thru closet to a full ensuite bath. 2nd and 3rd bedrooms and main bath also located upstairs. Contemporary finishings and beautiful design features throughout. Completed with a 14x10' pressure treated deck with stairs and aluminum railing! Immediate possession available, call to book your showing today!