



780-978-5674

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8638 72 Avenue Grande Prairie, Alberta

MLS # A2159400



\$429,900

Division:	Signature Falls					
Type:	Residential/Hou	ıse				
Style:	2 Storey					
Size:	1,629 sq.ft.	Age:	2024 (1 yrs old)			
Beds:	3	Baths:	2 full / 1 half			
Garage:	Double Garage Detached					
Lot Size:	0.13 Acre					
Lot Feat:	Back Lane, City Lot, No Neighbours Behind					

Floors: Carpet, Ceramic Tile, Vinyl Sewer: - Roof: Asphalt Shingle Condo Fee: - Basement: Full, Unfinished LLD: - Exterior: Vinyl Siding, Wood Frame Zoning: RS Foundation: Poured Concrete Utilities: -	Heating:	Forced Air, Natural Gas	Water:	-
Basement: Full, Unfinished LLD: - Exterior: Vinyl Siding, Wood Frame Zoning: RS	Floors:	Carpet, Ceramic Tile, Vinyl	Sewer:	-
Exterior: Vinyl Siding, Wood Frame Zoning: RS	Roof:	Asphalt Shingle	Condo Fee:	-
in, ocaling, reservants	Basement:	Full, Unfinished	LLD:	-
Foundation: Poured Concrete Utilities: -	Exterior:	Vinyl Siding, Wood Frame	Zoning:	RS
	Foundation:	Poured Concrete	Utilities:	-

Features: No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters

Inclusions: \$3000 APPLIANCE ALLOWANCE & 12x10 DECK | ABNW - 1 Year Builders Warranty, 10 Year New Home Warranty

ONE OF A KIND DESIGN - Brand-New Two-Story Concept Unveiled for the First Time - Nestled in the sought-after neighborhood of Signature Falls, this distinctive residence is currently in the early stages of construction, offering you the opportunity to customize it to your preferences without the usual lengthy wait. The construction plans already include a generous budget for high-end finishes, providing you with a range of options. Anticipate the elegance of quartz and/or granite countertops, a stylish tile backsplash, under-cabinet lighting, and tasteful tile accents around the tubs and showers. Upon entering, you'll be greeted by a spacious foyer complete with a sizable coat closet. The open-concept layout unfolds before you, revealing a generously sized living room with a functional pony wall that separates it from the dining area—ideal for everyday use and perfect for hosting gatherings. The expansive kitchen boasts abundant cabinet and counter space, featuring an eating bar and a dedicated prep area. Designed with the chef in mind, this kitchen allows for seamless interaction with guests. Towards the rear, a roomy entranceway leads to a convenient half bathroom. Upstairs, discover three bedrooms and two full bathrooms, as well as a well-appointed laundry area. The master bedroom is truly grand, showcasing a private full ensuite and an oversized walk-in closet. The unfinished basement offers the flexibility to tailor the space according to your desires. Adding to the appeal, a detached 24x22 garage at the rear provides additional separation and convenience. Seize the opportunity to discuss this exceptional home in the making, and make an informed decision before embarking on one of your most significant investments. Call today to explore the possibilities of this outstanding construction project!