

**8535 69 Avenue**  
**Grande Prairie, Alberta**

**MLS # A2174559**



**\$459,900**

<b>Division:</b>	Signature Falls		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Modified Bi-Level		
<b>Size:</b>	1,234 sq.ft.	<b>Age:</b>	2010 (14 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	City Lot, Cleared, Lawn, No Neighbours Behind, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	RG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Pantry, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar		
<b>Inclusions:</b>	Garage Heater, Shed, Blinds		

Nestled in the sought-after Signature Falls community, known for its scenic trails, parks, and ponds, this beautifully developed modified bi-level offers a perfect blend of style, comfort, and privacy, with no rear neighbors. As you step inside, you'll be greeted by a spacious entryway leading to the bright, open-concept main floor. The kitchen impresses with coffered ceilings, rich espresso cabinetry, an island with seating, stainless steel appliances, and a walk-in pantry. The adjacent dining area opens to a sunlit living room with large south-facing windows, creating a cozy yet elegant atmosphere for relaxation or entertaining. Two well-sized bedrooms and a 4-piece bathroom complete the main floor. Upstairs, the private primary suite features a walk-in closet and a 3-piece ensuite. The fully finished walk-out basement offers additional living space, including a family room with a wet bar, a fourth bedroom, another full bathroom, laundry, and extra storage. Outdoors, enjoy a fully landscaped and fenced yard with a large south-facing deck equipped with a BBQ gas line, perfect for entertaining. Additional perks include a 20x24 heated garage, central air conditioning, and a convenient storage shed. This stunning home is move-in ready—schedule your viewing today!