

# \$614,900 - 8533 71a Avenue, Grande Prairie

MLS® #A2199134

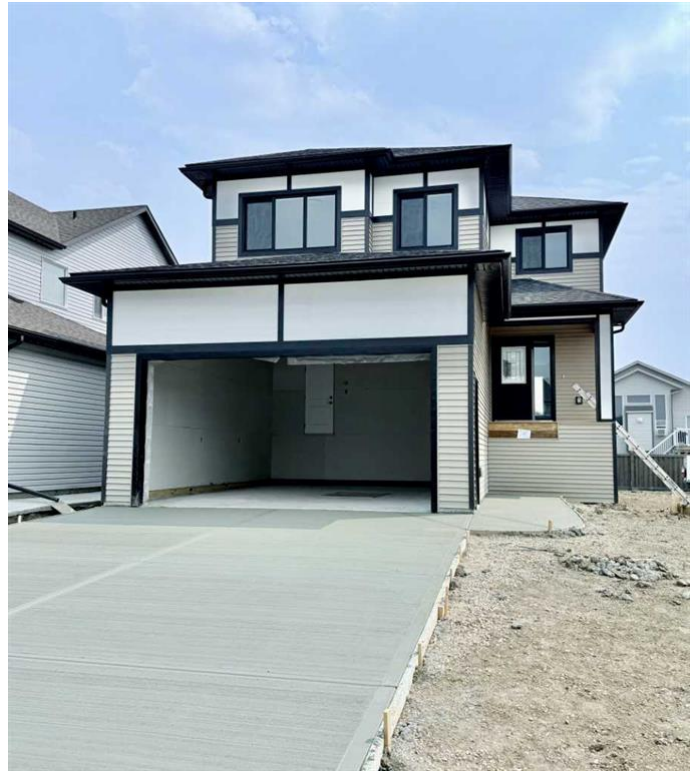
## \$614,900

4 Bedroom, 3.00 Bathroom, 1,964 sqft

Residential on 0.14 Acres

Signature Falls, Grande Prairie, Alberta

Discover this stunning brand new home in Signature Falls, featuring an all new floor plan designed for family living. The upper level boasts four spacious bedrooms, perfect for families of all sizes. The main floor is bright and open, with large windows filling the space with natural light. The kitchen is perfect for entertaining with an island & eating bar, corner pantry and spacious dining area paired with a living room complete with an electric fireplace. A convenient half bath and main floor laundry room situated just inside from the double attached garage, add to the home's functionality. Heading upstairs, step through french doors leading to your primary bedroom complete with walk in closet and gorgeous 4pc ensuite. Three good sized bedrooms and a full bathroom finish the upper floor. Sitting on a desirable corner lot, this home is just steps from the park, offering a prime location in a sought after neighbourhood. Don't miss your chance to own this beautifully designed new build! Book your showing today!



Built in 2025

## Essential Information

MLS® #	A2199134
Price	\$614,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2

Half Baths	1
Square Footage	1,964
Acres	0.14
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	8533 71a Avenue
Subdivision	Signature Falls
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8X 0N8

### Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, See Remarks
Appliances	Garage Control(s), None
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	None
Lot Description	Corner Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding

Foundation                      Poured Concrete

**Additional Information**

Date Listed                      March 10th, 2025

Days on Market                89

Zoning                             RG

**Listing Details**

Listing Office                   RE/MAX Grande Prairie



Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.