

**8510 71A Avenue  
Grande Prairie, Alberta**

**MLS # A2265541**



**\$584,900**

|                  |                                                                           |               |                  |
|------------------|---------------------------------------------------------------------------|---------------|------------------|
| <b>Division:</b> | Signature Falls                                                           |               |                  |
| <b>Type:</b>     | Residential/House                                                         |               |                  |
| <b>Style:</b>    | Modified Bi-Level                                                         |               |                  |
| <b>Size:</b>     | 1,587 sq.ft.                                                              | <b>Age:</b>   | 2017 (8 yrs old) |
| <b>Beds:</b>     | 5                                                                         | <b>Baths:</b> | 3                |
| <b>Garage:</b>   | Double Garage Attached, Heated Garage, Off Street                         |               |                  |
| <b>Lot Size:</b> | 0.13 Acre                                                                 |               |                  |
| <b>Lot Feat:</b> | Back Lane, Interior Lot, Landscaped, Lawn, No Neighbours Behind, Rectangu |               |                  |

|                    |                                   |                   |    |
|--------------------|-----------------------------------|-------------------|----|
| <b>Heating:</b>    | Forced Air                        | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Hardwood, 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> | -  |

**Features:** Breakfast Bar, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Pantry, See Remarks, Sump Pump(s), Vinyl Windows

**Inclusions:** N/A

**LIKE NEW, ONLY BETTER!** This immaculately maintained, fully developed "Jordyn 2" floor-plan by Harker Homes exemplifies the true definitions of quality, luxury & pride of ownership. The 1,587sq.ft modified bi-level home leaves nothing to be desired with a magazine-worthy kitchen showcasing stunning white soft-close cabinetry, granite countertops, stainless steel appliances, coffered ceilings, oversized pantry and a sleek modern hardwood floor as found throughout the home. The wide open main living room is host to a cozy gas f/p and large windows allowing for an abundance of natural light, a must for our long winter months, while CENTRAL A/C keeps things cool in the summer! Also on the main you'll find two spacious spare bedrooms + the full 4pc bathroom with a fresh tile surround, along with easy access to the upper back deck & the entry-level laundry room. Above the XL heated double garage sits the massive primary bedroom with a walk-in closet & spa-like ensuite; complete with his + hers sinks, jet tub & separate shower. The WALK-OUT BASEMENT is the perfect secondary living space with 2 additional bedrooms and a beautiful 3pc bathroom, along with extra storage and a direct route to the backyard. Fully landscaped with NO REAR NEIGHBOURS, a BRAND-NEW irrigation system and 34' x 12' composite lower deck (rated for a hot-tub), this yard truly is an entertainer's paradise! Too many features to list with incredible value under \$600,000 - contact your REALTOR® of choice and book your tour today!