

# \$585,000 - 8518 70a Avenue, Grande Prairie

MLS® #A2219094

## \$585,000

4 Bedroom, 3.00 Bathroom, 1,688 sqft  
Residential on 0.12 Acres

Signature Falls, Grande Prairie, Alberta

Welcome to this exceptional home that combines style, function, and comfort in every detail. From the moment you arrive, the oversized driveway and beautifully landscaped, low-maintenance front yard make a great first impression. A spacious triple car garage provides ample room for vehicles, storage, and all your recreational toys. Upon entering, you are greeted by a grand entranceway that sets the tone for the rest of the home. Conveniently located off the entry is a laundry room, thoughtfully designed with a sliding barn door for added charm. The main level features an open-concept layout filled with natural light, perfect for modern living and entertaining. The living room centers around a beautiful gas fireplace with rustic touches, creating a warm and welcoming ambiance. The kitchen offers ample cabinetry, quality countertops, a pantry, and plenty of storage which is ideal for any home chef. Adjacent to the kitchen is a bright formal dining area. Two well-sized bedrooms and a full bathroom complete the main floor, offering comfort and convenience for family or guests. Upstairs, the private primary suite serves as a true retreat. Spacious enough for a king-sized bed with room to spare, it also includes a generous walk-in closet and a luxurious five-piece ensuite. The ensuite boasts dual vanities, a stunning stand-up shower, and a deep soaking tub. The additional space on this level is ideal for a dedicated office or reading nook. The fully developed basement is bright and airy, making



it feel like an extension of the main living space rather than a traditional basement. It includes an additional bedroom, a full bathroom, and a versatile storage area that can easily function as an indoor workshop or crafting room. Step outside to the oversized deck, perfect for summer BBQs and entertaining. A covered section ensures you can enjoy the outdoors regardless of the weather. This home is a true gem, thoughtfully designed, meticulously maintained & equipped with central air conditioning perfect for growing families or anyone seeking space and comfort in a great neighborhood. Call your favorite agent and come view this home today!

Built in 2014

### **Essential Information**

MLS® #	A2219094
Price	\$585,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,688
Acres	0.12
Year Built	2014
Type	Residential
Sub-Type	Detached
Style	Modified Bi-Level
Status	Active

### **Community Information**

Address	8518 70a Avenue
Subdivision	Signature Falls
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8X 0J3

### **Amenities**

Parking Spaces	6
Parking	Driveway, Triple Garage Attached
# of Garages	3

## Interior

Interior Features	Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Other
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	May 12th, 2025
Days on Market	1
Zoning	RG

## Listing Details

Listing Office	RE/MAX Grande Prairie
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