

# \$489,900 - 8625 70 Avenue, Grande Prairie

MLS® #A2208685

**\$489,900**

3 Bedroom, 3.00 Bathroom, 2,270 sqft

Residential on 0.12 Acres

Signature Falls, Grande Prairie, Alberta

Massive 2 Storey that is situated in desirable Signature Falls, with NO REAR NEIGHBORS! This home welcomes you with a large entry way that leads you into popular open concept layout on the main floor. Kitchen hosts adequate amount of cabinet + counter space, raised island for stool seating, and walk through style pantry. Dining is spacious allowing for a table size for any occasion. Living room has grand windows for natural light from the south backing yard, and complimented nicely by gas fireplace. The remainder of the main floor consists of half bathroom, and main floor laundry. Heading upstairs you will find must have bonus room above the garage , full bathroom, three more bedrooms including the master bedroom which is it's own oasis with walk in closet, flex room space, and huge en-suite with jetted tub. Basement is an open canvas awaiting you to finish it the way your heart desires. Backyard is fully fenced and south backing great for sunshine all day long. Oversized double car garage is incredible for winter parking or storage. Book your viewing today of this well cared for home with 2270sq-ft of living space not including the basement!

Built in 2007

## Essential Information

MLS® #                      A2208685

Price                        \$489,900



Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,270
Acres	0.12
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	8625 70 Avenue
Subdivision	Signature Falls
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8X 0C8

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Ceiling Fan(s), Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry
Appliances	Dishwasher, Dryer, Refrigerator, Stove(s), Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior Features	Other
-------------------	-------

Lot Description	Back Yard, Front Yard, Land
Remarks	
Roof	Asphalt Shingle
Construction	Mixed
Foundation	Poured Concrete



**Additional Information**

Date Listed	April 5th, 2025
Days on Market	17
Zoning	RS

**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.