

# \$429,900 - 8638 72 Avenue, Grande Prairie

MLS® #A2159400

**\$429,900**

3 Bedroom, 3.00 Bathroom, 1,629 sqft  
Residential on 0.13 Acres

Signature Falls, Grande Prairie, Alberta

ONE OF A KIND DESIGN - Brand-New Two-Story Concept Unveiled for the First Time - Nestled in the sought-after neighborhood of Signature Falls, this distinctive residence is currently in the early stages of construction, offering you the opportunity to customize it to your preferences without the usual lengthy wait. The construction plans already include a generous budget for high-end finishes, providing you with a range of options. Anticipate the elegance of quartz and/or granite countertops, a stylish tile backsplash, under-cabinet lighting, and tasteful tile accents around the tubs and showers. Upon entering, you'll be greeted by a spacious foyer complete with a sizable coat closet. The open-concept layout unfolds before you, revealing a generously sized living room with a functional pony wall that separates it from the dining area—ideal for everyday use and perfect for hosting gatherings. The expansive kitchen boasts abundant cabinet and counter space, featuring an eating bar and a dedicated prep area. Designed with the chef in mind, this kitchen allows for seamless interaction with guests. Towards the rear, a roomy entranceway leads to a convenient half bathroom. Upstairs, discover three bedrooms and two full bathrooms, as well as a well-appointed laundry area. The master bedroom is truly grand, showcasing a private full ensuite and an oversized walk-in closet. The unfinished basement offers the flexibility to tailor the space according to your desires.



Adding to the appeal, a detached 24x22 garage at the rear provides additional separation and convenience. Seize the opportunity to discuss this exceptional home in the making, and make an informed decision before embarking on one of your most significant investments. Call today to explore the possibilities of this outstanding construction project!

Built in 2024

### Essential Information

MLS® #	A2159400
Price	\$429,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,629
Acres	0.13
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	8638 72 Avenue
Subdivision	Signature Falls
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8X0N9

### Amenities

Parking Spaces	4
Parking	Double Garage Detached
# of Garages	2

## Interior

Interior Features	No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters
Appliances	Garage Control(s), Microwave Hood Fan
Heating	Natural Gas, Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	Other
Lot Description	Back Lane, City Lot, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	August 21st, 2024
Days on Market	232
Zoning	RS

## Listing Details

Listing Office	RE/MAX Grande Prairie
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