

\$484,900 - 8610 70 Avenue, Grande Prairie

MLS® #A2229149

\$484,900

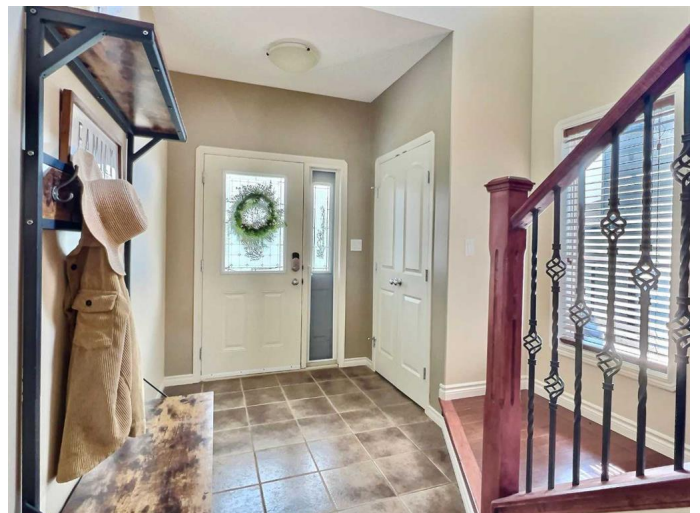
4 Bedroom, 4.00 Bathroom, 1,770 sqft
Residential on 0.12 Acres

Signature Falls, Grande Prairie, Alberta

Welcome to Signature Falls, where this meticulously cared for 2 storey home stands out with its spacious layout, timeless style, and exceptional attention to detail. From the moment you walk through the door, you're greeted by a dramatic front entry with soaring ceilings and a stunning staircase that instantly makes a statement, setting the stage for a home that's as inviting as it is impressive. Originally built by Lavender Homes, this custom-designed "Kassidy" floorplan was the proud winner of the Custom Home Builders Award, and it's easy to see why. With every inch lovingly designed and cared for, this family home offers the perfect blend of classic craftsmanship and modern comfort.

The main floor boasts 9-foot ceilings, rich hardwood flooring, and a bright open-concept layout that effortlessly connects the kitchen, dining, and living area. A cozy gas fireplace anchors the living room, while the kitchen features ample cabinetry, travertine tile backsplash, an island for prep or gathering, stainless steel appliances and a corner pantry with a convenient auto light switch.

Heading upstairs, you're welcomed into a spacious upper landing that offers excellent flow and functionality. Two generous storage closets add convenience, while this central space connects you to two well-sized bedrooms, a roomy main bathroom, and a thoughtfully placed upper-level laundry room. The primary suite includes his and hers closets with built in shelving and a well-appointed



ensuite, making it a true retreat.

The fully finished basement is equally impressive, with a large family room featuring built-in surround sound, a stylish built-in bar, and a versatile flex space currently set up as an office or computer area. A fourth bedroom with direct access to another expansive full bathroom offers privacy and comfort for guests or older children. Whether you're hosting movie nights, working from home, or welcoming overnight visitors, this level offers the flexibility today's families need.

Storage has been thoughtfully integrated throughout the home with well-placed closets and cabinetry in all the right places. The attached heated garage includes a mezzanine, floor drain, and plenty of room for both vehicles and gear.

Outside, the landscaped and fenced yard includes a concrete pad perfect for a fire pit or a future above ground pool. The yard is lined with new trees, perfect for relaxing or entertaining in privacy - plus a gas line for your BBQ, and a large deck with covered storage underneath and a huge gazebo with plenty of room to add a hot tub if you wish.

With a new furnace and newer hot water tank, this home is move-in ready with all the big-ticket items already taken care of. This is a rare opportunity to own a truly exceptional, lovingly maintained home in an established neighborhood, perfect for a growing family or anyone who appreciates quality, space, and timeless style.

Built in 2007

Essential Information

MLS® #	A2229149
Price	\$484,900
Bedrooms	4
Bathrooms	4.00

Full Baths	3
Half Baths	1
Square Footage	1,770
Acres	0.12
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	8610 70 Avenue
Subdivision	Signature Falls
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8X0C8

Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Built-in Features, Closet Organizers, Dry Bar, High Ceilings, Wired for Sound
Appliances	Bar Fridge, Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Storage
Lot Description	City Lot, Gazebo, Landscaped, Lawn, Level, Rectangular Lot

Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 9th, 2025
Days on Market	9
Zoning	RS

Listing Details

Listing Office	Sutton Group Grande Prairie Professionals
----------------	---

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.