

# \$459,000 - 8526 69 Avenue, Grande Prairie

MLS® #A2259258

## \$459,000

5 Bedroom, 3.00 Bathroom, 1,213 sqft  
Residential on 0.13 Acres

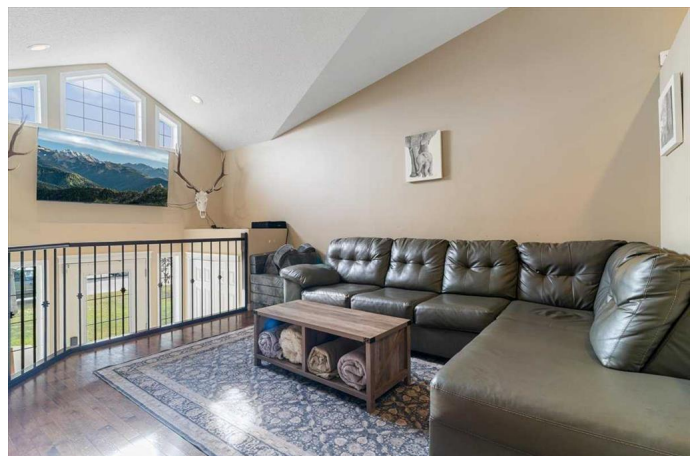
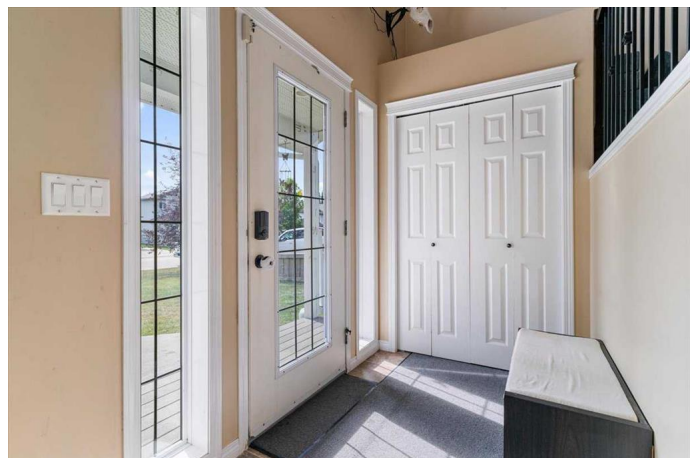
Signature Falls, Grande Prairie, Alberta

Live in comfort and style in this stunning home in highly sought-after Signature Falls community! Step inside to an inviting open concept lay out, where the spacious primary bedroom on the main floor offers a walk-in closet and ensuite retreat. Two additional bedrooms provide the perfect balance function and comfort for family guests. Currently rented for \$3,200/ month, this property is not only a dream home but also a fantastic income generating investment. The fully finished basement is a standout feature, boasting its own kitchen, bathroom, and shared laundry facilities. Two more bedrooms complete the basement ideal for extended family, guests, or potential rental properties. Whether you're looking to make it your forever home or take advantage of its strong rental potential, this is a unique one time opportunity home you won't want to miss.

Built in 2008

## Essential Information

MLS® #	A2259258
Price	\$459,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,213
Acres	0.13
Year Built	2008



Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### Community Information

Address	8526 69 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	Laminate Counters, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	None
Lot Description	See Remarks
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	September 23rd, 2025
Days on Market	1
Zoning	RG

### Listing Details

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