

8526 69 Avenue
Grande Prairie, Alberta

MLS # A2259258



\$459,000

Division:	Signature Falls		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,213 sq.ft.	Age:	2008 (17 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, Walk-In Closet(s)		

Inclusions: n/a

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.