

# \$485,000 - 8543 69 Avenue, Grande Prairie

MLS® #A2238756

## \$485,000

4 Bedroom, 3.00 Bathroom, 1,406 sqft  
Residential on 0.14 Acres

Signature Falls, Grande Prairie, Alberta

This beautiful, fully developed home breaks away from typical with a unique layout and offers something truly special—no rear neighbours, gorgeous curb appeal, and thoughtful details throughout.

Inside, a grand entryway leads to a bright, open main floor featuring a stylish two-toned kitchen with a massive island, corner pantry, and central A/C. The dining and living area, complete with a cozy fireplace, is perfect for family time and entertaining.

The primary suite is spacious with high ceilings, a walk-in closet, and a large ensuite with jetted tub and separate shower. Two more oversized bedrooms and a full bath are tucked just a few steps up—ideal for kids or guests. The walkout basement offers a large rec area, a huge fourth bedroom, a full bath, and a laundry/storage space.

Enjoy a heated garage with epoxy flooring, a deck with gas BBQ hookup, two sheds, and a backyard built for making memories—complete with a gazebo and firepit.

Backs onto walking trails and steps from schools, a basketball court, and a skating rink—this home is ready for your family. Book your showing today!

Built in 2009

## Essential Information

MLS® #                      A2238756



|                |                   |
|----------------|-------------------|
| Price          | \$485,000         |
| Bedrooms       | 4                 |
| Bathrooms      | 3.00              |
| Full Baths     | 3                 |
| Square Footage | 1,406             |
| Acres          | 0.14              |
| Year Built     | 2009              |
| Type           | Residential       |
| Sub-Type       | Detached          |
| Style          | Modified Bi-Level |
| Status         | Active            |

### **Community Information**

|             |                 |
|-------------|-----------------|
| Address     | 8543 69 Avenue  |
| Subdivision | Signature Falls |
| City        | Grande Prairie  |
| County      | Grande Prairie  |
| Province    | Alberta         |
| Postal Code | T8X0C8          |

### **Amenities**

|                |                                     |
|----------------|-------------------------------------|
| Parking Spaces | 4                                   |
| Parking        | Double Garage Attached, Parking Pad |
| # of Garages   | 2                                   |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | Central Vacuum, Closet Organizers, Double Vanity, Jetted Tub, Walk-In Closet(s), Vaulted Ceiling(s) |
| Appliances        | Other   |
| Heating           | Fireplace(s), Forced Air  |
| Cooling           | Central Air   |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Gas   |
| Has Basement      | Yes   |
| Basement          | Exterior Entry, Finished, Full, Walk-Out  |

### **Exterior**

|                   |                       |
|-------------------|-----------------------|
| Exterior Features | Balcony, Private Yard |
|-------------------|-----------------------|

|                 |   |
|-----------------|---|
| Lot Description | Back Yard, Landscaped, No Neighbours Behind, Private, See Remarks |
| Roof            | Asphalt Shingle   |
| Construction    | Stone, Vinyl Siding   |
| Foundation      | Poured Concrete   |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 10th, 2025 |
| Days on Market | 1               |
| Zoning         | RG              |

### **Listing Details**

|                |                       |
|----------------|-----------------------|
| Listing Office | RE/MAX Grande Prairie |
|----------------|-----------------------|

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