

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

MLS® #A2259258

\$459,000

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

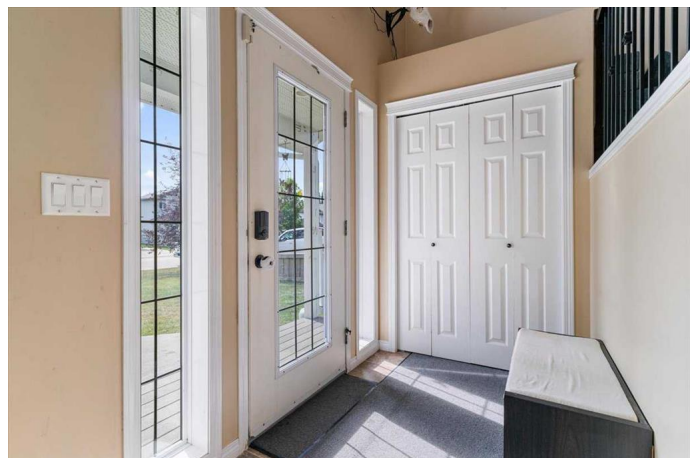
Signature Falls, Grande Prairie, Alberta

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	55
Zoning	RG

Listing Details

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.