

# \$584,900 - 8510 71a Avenue, Grande Prairie

MLS® #A2265541

**\$584,900**

5 Bedroom, 3.00 Bathroom, 1,587 sqft  
Residential on 0.13 Acres

Signature Falls, Grande Prairie, Alberta

LIKE NEW, ONLY BETTER! This immaculately maintained, fully developed "Jordyn 2" floor-plan by Harker Homes exemplifies the true definitions of quality, luxury & pride of ownership. The 1,587sq.ft modified bi-level home leaves nothing to be desired with a magazine-worthy kitchen showcasing stunning white soft-close cabinetry, granite countertops, stainless steel appliances, coffered ceilings, oversized pantry and a sleek modern hardwood floor as found throughout the home. The wide open main living room is host to a cozy gas f/p and large windows allowing for an abundance of natural light, a must for our long winter months, while CENTRAL A/C keeps things cool in the summer! Also on the main you'll find two spacious spare bedrooms + the full 4pc bathroom with a fresh tile surround, along with easy access to the upper back deck & the entry-level laundry room. Above the XL heated double garage sits the massive primary bedroom with a walk-in closet & spa-like ensuite; complete with his + hers sinks, jet tub & separate shower. The WALK-OUT BASEMENT is the perfect secondary living space with 2 additional bedrooms and a beautiful 3pc bathroom, along with extra storage and a direct route to the backyard. Fully landscaped with NO REAR NEIGHBOURS, a BRAND-NEW irrigation system and 34' x 12' composite lower deck (rated for a hot-tub), this yard truly is an entertainer's paradise! Too many features to



list with incredible value under \$600,000 -  
contact your REALTOR® of choice and book  
your tour today!

Built in 2017

### **Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2265541          |
| Price          | \$584,900         |
| Bedrooms       | 5                 |
| Bathrooms      | 3.00              |
| Full Baths     | 3                 |
| Square Footage | 1,587             |
| Acres          | 0.13              |
| Year Built     | 2017              |
| Type           | Residential       |
| Sub-Type       | Detached          |
| Style          | Modified Bi-Level |
| Status         | Active            |

### **Community Information**

|             |                 |
|-------------|-----------------|
| Address     | 8510 71a Avenue |
| Subdivision | Signature Falls |
| City        | Grande Prairie  |
| County      | Grande Prairie  |
| Province    | Alberta         |
| Postal Code | T8X0N8          |

### **Amenities**

|                |                                                   |
|----------------|---------------------------------------------------|
| Parking Spaces | 4                                                 |
| Parking        | Double Garage Attached, Heated Garage, Off Street |
| # of Garages   | 2                                                 |

### **Interior**

|                   |                                                                                                                                                                                  |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, See Remarks, Sump Pump(s), Vinyl Windows, Laminate Counters |
| Appliances        | Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings                                                                                     |

|                 |                          |
|-----------------|--------------------------|
| Heating         | Forced Air               |
| Cooling         | Central Air              |
| Fireplace       | Yes                      |
| # of Fireplaces | 1                        |
| Fireplaces      | Gas                      |
| Has Basement    | Yes                      |
| Basement        | Finished, Full, Walk-Out |

## Exterior

|                   |                                                                                                 |
|-------------------|-------------------------------------------------------------------------------------------------|
| Exterior Features | BBQ gas line, Other                                                                             |
| Lot Description   | Back Lane, Interior Lot, Landscaped, Lawn, No Neighbours Behind, Rectangular Lot, Yard Drainage |
| Roof              | Asphalt Shingle                                                                                 |
| Construction      | Stone, Vinyl Siding                                                                             |
| Foundation        | Poured Concrete                                                                                 |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 20th, 2025 |
| Days on Market | 1                  |
| Zoning         | RG                 |

## Listing Details

|                |                              |
|----------------|------------------------------|
| Listing Office | Grassroots Realty Group Ltd. |
|----------------|------------------------------|

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