

\$439,900 - 8562 72 Avenue, Grande Prairie

MLS® #A2260756

\$439,900

3 Bedroom, 3.00 Bathroom, 1,400 sqft
Residential on 0.11 Acres

Signature Falls, Grande Prairie, Alberta

Welcome to the "Hawthorne" Job #676, a beautifully designed home offering a seamless open floor plan with modern finishes throughout. The charming front veranda welcomes you into the spacious front entry and open concept main floor featuring the kitchen as the heart of this home, quartz countertops, corner pantry, and a convenient eating bar—perfect for casual dining or entertaining guests. A half bath off the back entry adds everyday functionality. Upstairs, the spacious primary suite offers a private retreat with a walk-in closet and full ensuite, while two additional bedrooms and a full bathroom complete the second level. The basement is a blank canvas with endless potential—create a rec room, family room, or add extra bedrooms and bathrooms to suit your needs. This home is ready for you to make it your own! Located in one of Grande Prairie's most desirable neighborhoods; Signature Falls. Great schools, walking trails and tons of parks & green spaces. Back alley access for rear parking completes this stunning single family home ready for possession end of November!



SAMPLE PHOTO



SAMPLE PHOTO

Built in 2025

Essential Information

MLS® #	A2260756
Price	\$439,900
Bedrooms	3

Bathrooms	3.00
Full Baths	1
Half Baths	2
Square Footage	1,400
Acres	0.11
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	8562 72 Avenue
Subdivision	Signature Falls
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8X 0N9

Amenities

Parking Spaces	2
Parking	Parking Pad

Interior

Interior Features	Kitchen Island, No Animal Home, Open Floorplan, Pantry, See Remarks, Walk-In Closet(s)
Appliances	None
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Other
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Vinyl Siding, See Remarks
Foundation	Poured Concrete

Additional Information

Date Listed	September 29th, 2025
Days on Market	43
Zoning	RG

Listing Details

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

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.