



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

7025 85 Street
Grande Prairie, Alberta

MLS # A2266503



\$554,900

Division:	Signature Falls		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,436 sq.ft.	Age:	2010 (15 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, City Lot, Front Yard, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Stone, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	RR
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Double Vanity, Kitchen Island, See Remarks, Walk-In Closet(s)		

Inclusions: Refrigerator, stove, dishwasher, washer, dryer, window coverings, light fixtures

Located in the highly desirable community of Signature Falls, this stunning home offers modern comfort, elegant finishes, and a layout designed for everyday living. From the moment you walk inside, you'll be impressed by the open design, high-end details, and inviting atmosphere throughout. The kitchen is a true highlight, featuring rich dark maple cabinetry, a large island with breakfast bar, modern tile backsplash, and high-end stainless steel appliances, a perfect space for both cooking and entertaining. Off the kitchen, the dining area and living room flow seamlessly together, centered around a cozy gas fireplace that's ideal for our cool northern winters or relaxing rainy days. All of the bedrooms are generous in size, but the primary suite is an absolute retreat. You'll love the spacious layout and private ensuite with dual vanities, a therapeutic tiled shower, and convenient access to the walk-in closet with laundry, keeping everything right where you need it. Downstairs, the fully developed walk-out basement offers even more living space, featuring a large family room, two additional bedrooms and another full bathroom, creating the perfect setup for guests or family. With its beautiful design, smart layout, and sought-after Signature Falls location, this home truly offers the best in comfort and convenience. Reach out to an agent to book a showing today!