



GRASSROOTS
REALTY GROUP

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7121 85 Street
Grande Prairie, Alberta

MLS # A2278189



\$714,900

Division:	Signature Falls		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,964 sq.ft.	Age:	2025 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, No Neighbours Behin		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, See Remarks		

Inclusions: Fridge, stove, dishwasher

Discover this stunning brand-new home in Signature Falls, featuring an all-new floor plan thoughtfully designed for family living. The upper level offers 3 spacious bedrooms plus a versatile bonus room, ideal for families of all sizes. The bright, open main floor is filled with natural light from large East facing windows, creating a warm and welcoming atmosphere. The kitchen is perfect for entertaining, complete with appliances, a central island and eating bar, corner pantry, and a generous dining area. The living room showcases an electric fireplace with feature wall, adding modern character and comfort. A convenient half bath and main-floor laundry located just inside the double attached garage enhance everyday functionality. Upstairs, enjoy a flexible bonus room—perfect for TV area or a homework and study space. Step through elegant French doors into the primary bedroom, featuring a walk-in closet and a beautiful ensuite with a large custom shower and double sinks. Two additional well-sized bedrooms and a full bathroom complete the upper level. Situated on a desirable walk-out lot with no back neighbors & directly across from the park/playground, this home offers an unbeatable location in one of the area’s most sought-after neighborhoods. Close to great schools, walking trails and nearby amenities! Ready for immediate possession, call today!