



7035 87 Street
Grande Prairie, Alberta

MLS # A2321521



\$479,900

Division:	Signature Falls		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,445 sq.ft.	Age:	2010 (16 yrs old)
Beds:	6	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Landscaped, Lawn		

Heating:	High Efficiency	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Asphalt	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Laminate Counters		

Inclusions: N/A

WELL-KEPT MODIFIED BI-LEVEL ACROSS FROM PARK IN SIGNATURE FALLS!!! This home features 6 bedrooms, and 3 full bathrooms. The kitchen has a large island, stainless steel appliances, tile, upgraded light fixtures, and a large dining area. The living room has a gas fireplace. The private primary suite is above the garage with a walk-in closet and a full ensuite. Bedrooms 2/3 and a full bathroom complete the main floor. The basement features a large family room, bedrooms 4/5/6, a full bathroom, and a laundry area. This home is located on a huge lot that is fully fenced, RV parking, and across the road from a playground. BBQ gas line on 12x26 deck, and a fully finished 20x26 garage. Close to school and walking trails. Book your showing today!!