



7122 86 Street
Grande Prairie, Alberta

MLS # A2323915



\$589,900

Division:	Signature Falls		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,918 sq.ft.	Age:	2021 (5 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Front Yard, Fruit Trees/Shrub(s), Garden, Landscaped, Level		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-

Features: Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, See Remarks, Walk-In Closet(s)

Inclusions: Negotiable

Built in 2021 by Sunnyside Land Developments, this beautiful two-storey is move-in ready and still feels like new. The main floor features soaring ceilings and a bright open-concept layout, with the kitchen, dining, and living areas all coming together in one welcoming space. The kitchen is finished with quartz countertops, stainless steel appliances, a large island, pantry, and plenty of counter space. Large windows bring in tons of natural light, while the electric fireplace adds warmth and character to the living room. Off the dining area, you'll find a large deck overlooking the landscaped backyard, complete with fruit trees and plants. The main floor also includes a convenient half bath and a laundry/mudroom with direct access to the heated double attached garage. Upstairs, the spacious primary bedroom features a walk-in closet and a beautiful ensuite with a double vanity, soaker tub, and large walk-in shower. Two additional bedrooms and a full bathroom complete the upper level. The unfinished basement is a blank slate, ready for you to create the space that best suits your needs. Beautifully maintained inside and out, this is the kind of home that feels welcoming the moment you walk through the door.