



GRASSROOTS
REALTY GROUP

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7102 86A Street
Grande Prairie, Alberta

MLS # A2328954



\$499,900

Division:	Signature Falls		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,435 sq.ft.	Age:	2010 (16 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Corner Lot, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Pantry, See Remarks		

Inclusions: Refrigerator, Stove, Dishwasher, Washer, Dryer

Welcome to this beautifully maintained modified bi-level in the desirable community of Signature Falls. Situated on a quiet corner lot just steps from a park, this fully developed home offers an ideal blend of comfort, functionality, and location. A spacious tiled entry welcomes you inside with convenient access to the attached double garage. The open concept main living area features a bright white kitchen cabinetry complete with stainless steel appliances, a corner pantry, and a large island with seating, making it perfect for everyday living and entertaining. The dining area is surrounded by windows that fill the space with natural light while offering lovely backyard views, and the inviting living room is anchored by a cozy gas fireplace. The main level also includes two bedrooms and a full bathroom, while the private upper level primary suite boasts a walk-in closet and a spacious 5 piece ensuite. The fully finished basement provides even more living space with a large rec room, an additional bedroom, a 3-piece bathroom, and a dedicated laundry room. The attached double garage offers built-in shelving for excellent storage and organization. Outside, you'll appreciate the landscaped, fully fenced backyard with mature trees that create a private setting for relaxing or entertaining. Located on a quiet street in sought after Signature Falls, this home is the complete package for families looking for space, convenience, and a welcoming neighbourhood. Book your showing today!