

**7109 87B Street
Grande Prairie, Alberta****MLS # A2250442****\$549,900**

Division:	Signature Falls		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,771 sq.ft.	Age:	2012 (13 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, City Lot, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	RES
Foundation:	Poured Concrete	Utilities:	-
Features:	Crown Molding, Double Vanity, No Smoking Home, Tray Ceiling(s), Walk-In Closet(s)		

Inclusions: NA

Welcome to 7109 87B Street in the highly desirable neighborhood of Signature Falls—a community admired for its modern homes, peaceful streets, walking trails, and family-friendly atmosphere. This remarkable two-storey home combines elegance, thoughtful design, and functionality, offering nearly 1,800 sq ft above grade plus a fully finished basement, giving you over 2,500 sq ft of beautifully finished living space. From the moment you arrive, the home makes a lasting impression with its inviting curb appeal and covered entryway. Step inside to a bright, spacious foyer that immediately opens into the heart of the home. The main floor is finished entirely in rich hardwood and tile, a true testament to quality. The living room welcomes you with its coffered ceilings, large windows, and a cozy gas fireplace—a space designed equally for entertaining and relaxation. Just beyond, the dining nook and kitchen blend style with practicality. The kitchen offers an abundance of cabinetry, ample counter space, quality appliances, and a natural flow that makes meal preparation and hosting effortless. From here, step out to the back deck and landscaped yard, where summer barbecues, family gatherings, and quiet evenings await. The convenience of main-floor laundry adds even more practicality to daily life. Upstairs, discover a thoughtful layout that places all three bedrooms on the same level. The highlight is the primary retreat, which feels more like a private getaway. It features a spacious walk-in closet and a spa-inspired 5-piece ensuite complete with a jetted tub, fully tiled shower, and dual sinks—perfect for unwinding at the end of the day. Two additional bedrooms and another full bath provide comfort and flexibility for family members or guests. The fully finished basement extends your living options and was designed with versatility in mind. A massive

family room offers endless possibilities—movie nights, a games area, a fitness space, or all of the above. An additional fourth bedroom and full bathroom complete this level, making it an excellent private space for older children, extended family, or visiting guests. Additional upgrades include air conditioning for year-round comfort, central vacuum for convenience, abundant storage solutions, and timeless finishing throughout. The exterior is just as impressive, featuring a fully fenced and landscaped backyard with a large deck—the ideal place to entertain, garden, or simply relax in privacy. The location is the final piece that makes this home truly special. Situated in one of Grande Prairie’s premier communities, you’ll enjoy close proximity to schools, parks, playgrounds, and scenic walking trails, all while being tucked away in a quiet residential setting that emphasizes both convenience and lifestyle. If you’ve been searching for a home that blends modern style, family functionality, and a location that enhances your everyday living, 7109 87B Street is the perfect fit. Schedule your private showing today.