

**7106 85A Street
Grande Prairie, Alberta****MLS # A2251221****\$509,900**

Division:	Signature Falls		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,611 sq.ft.	Age:	2017 (8 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Landscaped, Rectangular Lot		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	See Remarks	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, See Remarks		

Inclusions: fridge, stove, dishwasher, washer, dryer, blinds, curtain rods, AC

From top to bottom this home is in immaculate condition! The main level offers a very spacious kitchen, dining and living area. In the kitchen you will notice the amount of cabinetry, large island, built in garbage/recycling, high end appliances, corner pantry and overall high function and style of this space. The dining and living room compliment and finish the main level well with finishing features like the vaulted ceilings, shiplap fireplace, stylish flooring and many small touches that complete a magazine worthy home. The main level also has 2 good sized bedrooms with nice closets and a full bathroom. Above the garage you will find your primary suite that includes a large bedroom accompanied by a walk-in closet and a full 5 piece en-suite that includes 2 sinks, a soaker tub and a walk in tiled shower. Other things you will appreciate in the home are the large entry, storage options, closets with built in storage, condition of the home, fenced yard, CENTRAL AC, heated garage, the finished garage floor (with a drain), a nice deck, the sharp looking exterior, the firepit, the proximity to the park...! Come see this home today and I promise you will not be disappointed