

**7117 85 Street  
Grande Prairie, Alberta**
**MLS # A2181835**


# \$659,900

<b>Division:</b>	Signature Falls		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,118 sq.ft.	<b>Age:</b>	2024 (1 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	No Neighbours Behind, See Remarks		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RR
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, See Remarks, Walk-In Closet(s)		

**Inclusions:** Alberta New Home Warranty, 1 year Unique Homes Warranty

Stunning 2118 sq.ft 2 storey home backing onto Woody Creek with walk-out bsmt and across from children's park in the popular family neighborhood of Signature Falls. This gorgeous floorplan is sure to check all the boxes offering modern flair with traditional conveniences starting with the exterior, this home screams luxury with its dark exterior, black trimmed windows throughout including many additional rectangular windows adding tons of natural light inside the home. Spacious front entry with jaw-dropping feature staircase greets you with private side half bath and garage access/mudroom. The open concept main floor invites you with a large center island anchoring the space while drawing your eye to the massive rear windows overlooking the creek and greenspace; complete serenity. Kitchen offers butlers pantry, tons of cabinets and included kitchen appliances. Living room features electric fireplace and flows from the oversized dining nook with patio door access. Upstairs offers 2 beautiful secondary bedrooms with easy access to the full bath plus bonus room/flex space. Upper level laundry room located just off the private primary bedroom with windows facing the creek, massive ensuite with dual vanities, soaker tub, separate shower, water closet and walk-in closet. Triple car garage is 32'x26'/28' with back door to access the yard. Walk-out bsmt is undeveloped but could be quoted for completion. This home is truly incredible with an early spring possession, call today and some colors could still be selected!