

**7121 86A Street  
Grande Prairie, Alberta**

**MLS # A2185972**



# \$449,900

<b>Division:</b>	Signature Falls		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Modified Bi-Level		
<b>Size:</b>	1,422 sq.ft.	<b>Age:</b>	2009 (16 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.47 Acre		
<b>Lot Feat:</b>	Back Yard, Pie Shaped Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks, Tankless Hot Water		

**Inclusions:** Fridge, Stove, Dishwasher, Over the range microwave, Window Coverings, Washer/Dryer, AC

Welcome to this stunning modified bi-level in the highly sought-after, family-friendly neighborhood of Signature Falls! Situated on an expansive and rare lot just shy of half an acre, this property offers endless opportunities for outdoor enjoyment. Fully fenced and beautifully landscaped, the yard features mature trees, dual decks, and abundant space—all tucked away in a quiet cul-de-sac with fantastic neighbors. This 3-bedroom, 2-bathroom home has been meticulously cared for and includes a double attached garage. Inside, you'll be greeted by vaulted ceilings, a cozy gas fireplace, and elegant bamboo hardwood flooring. The open-concept layout creates a seamless flow between the kitchen, dining, and living areas, making it perfect for family living and entertaining. The chef's kitchen is a standout, featuring a gas range, generous counter space, and a functional island for meal prep or casual dining. The spacious dining room opens to a large deck through patio doors, creating the perfect setting for outdoor gatherings. The main floor includes two generously sized bedrooms and a full 4-piece bathroom. Escape to the upper level to your private master retreat, which boasts a walk-in closet and a luxurious 5-piece ensuite with dual sinks, a large vanity, a tub/shower combo, and plenty of natural light. Practical features include a large boot room and an open, unfinished basement with high ceilings and numerous windows. The basement provides endless possibilities and can easily accommodate two additional bedrooms, a recreation room, a bathroom, and a laundry area. Additional perks include central air conditioning, on-demand hot water, and an ideal location close to walking trails, ponds, children's parks, and schools for your convenience. This home offers a rare combination of space, style, and location.

Don't miss out—call today to schedule your private viewing!