

**7022 85A Street  
Grande Prairie, Alberta**

**MLS # A2201618**



## \$575,000

<b>Division:</b>	Signature Falls		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,093 sq.ft.	<b>Age:</b>	2013 (12 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	RG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Built-in Features, Ceiling Fan(s), Closet Organizers, Crown Molding, Double Vanity, French Door, High Ceilings, Kitchen Island, Quartz Counters, Soaking Tub, Vinyl Windows, Walk-In Closet(s)

**Inclusions:** 5 Mirrors @ Front Entry, Custom Blinds & Shutters, 4x TV Mounts, Basement TV, Sectional, Fireplace & Bar, Cedar Gazebo With Privacy Shade, Lights & Misting System

Welcome to this stunning fully developed 2-storey home in the sought-after community of Signature Falls. This meticulously maintained property offers a beautifully designed espresso kitchen with black quartz countertops, a hexagon marble backsplash, built-in garbage/recycling, under-cabinet LED lighting, and a touchless faucet. High-end appliances include a GE Café gas range & dishwasher and a dual ice maker Electrolux fridge. The open-concept main floor seamlessly blends elegance and functionality, featuring engineered hardwood & tile, a modern gas fireplace, wood slat accent walls, crown moulding, and ample pot lighting. The spacious dining area is enhanced by a Sputnik chandelier and French doors leading to a 12x17 composite deck with a cedar gazebo and regal glass railing—perfect for outdoor entertaining! Thoughtfully designed front and back entryways offer double closets, a built-in board & batten coat rack, and a stylish half bath. Upstairs, the oversized bonus room boasts vaulted ceilings, custom window shutters, and space for an office. The laundry room is equipped with a steam washer & dryer, making chores a breeze. The primary suite is a luxurious retreat, featuring a walk-in closet, ensuite with a double tiled shower, oversized soaker tub, double vanity with LED mirrors, and dual sinks. Two additional bedrooms and a full bath complete the second floor. The fully developed basement is designed for entertainment and relaxation, offering a spacious family room with a bar, LED fireplace, built-in shelves, a great-sized 4th bedroom, and a large bathroom. Additional features include central air conditioning, a water softener, heated garage, soft-close cabinetry, custom blinds, an extra-wide concrete driveway, decorative curbing in the front and back, and a fully fenced and landscaped yard. Located in Grande Prairie

Signature Falls, this home is surrounded by walking trails, three playgrounds, and a strong sense of community. Don't miss the opportunity to own this exceptional property—schedule your private viewing today! \*\*Seller is licensed Realtor® in the province of Alberta \*\*