



**GRASSROOTS**  
REALTY GROUP

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**7026 86A Street**  
**Grande Prairie, Alberta**



**\$429,900**

<b>Division:</b>	Signature Falls		
<b>Type:</b>	House		
<b>Style:</b>	Modified Bi-Level		
<b>Size:</b>	1,418 sq.ft.	<b>Age:</b>	2007 (11 yrs old)
<b>Beds:</b>	3 up / 1 down	<b>Baths:</b>	3
<b>Possession:</b>	Negotiable		
<b>Garage:</b>	Attached, Double		
<b>Driveway:</b>	Concrete, Double		

**Heating:** Natural Gas

**Floors:** -

**Roof:** Asphalt Shingle

**Basement:** Full

**Exterior:** Brick, Vinyl

**Land:** -

**Features:** Deck, Ensuite, Gas Fireplace, Non-Smoking Home, Jet Tub

**Water:** Municipal

**Sewer:** Municipal

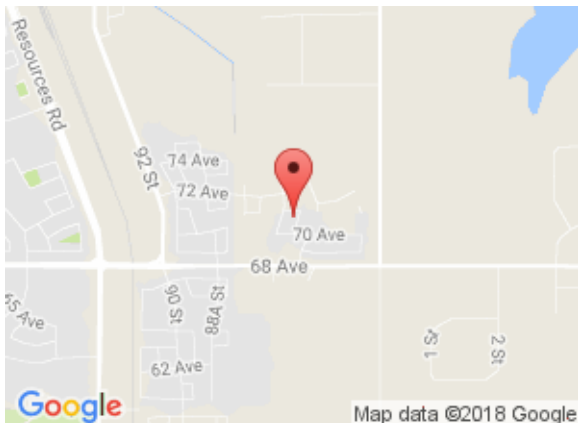
**Taxes:** \$ 4,915

**Condo Fee:** -

**Lot Fee:** -

**Maintenance Fee:** -

**Inclusions:** fridge, stove, dishwasher, microwave, washer, dryer, window coverings, GDO + remotes



Beautiful Harker Home located in Signature Falls. Large tiled entry way, kitchen has espresso maple cabinets with lighting, tiled flooring, corner pantry, stainless appliances, wine fridge, raised island, and vaulted ceilings with pot lights. Living room has dark hardwood flooring and a gas fireplace with built in shelving and entertainment centre. Master bedroom has full ensuite with a corner jetted tub, shower, and walk in closet. Basement is fully developed with a bedroom, bathroom, and living room with plumbing to install a wet bar. There is a separate access to the garage from the basement. Yard is fully fenced and landscaped, large 2 tier deck and underground irrigation system.