



**GRASSROOTS**  
REALTY GROUP

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**7018 85A Street**  
**Grande Prairie, Alberta**

**MLS # A2233162**



**\$580,000**

<b>Division:</b>	Signature Falls		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,086 sq.ft.	<b>Age:</b>	2013 (12 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped		

<b>Heating:</b>	Forced Air
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Finished, Full
<b>Exterior:</b>	Vinyl Siding, Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Open Floorplan, Pantry, Quartz Counters, Soaking Tub

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	RG
<b>Utilities:</b>	-

**Inclusions:** Hot Tub, Gazebo

Welcome home to this stunning 2086 sq ft two-storey home, perfect for families and located in the highly desirable Signature Falls area of Grande Prairie. With four bedrooms and a laundry room all on the upper level, it's perfect for the growing family. Built by Gordey Homes, this property welcomes you with a bright entryway that leads into a spacious living room featuring tray ceilings and a cozy gas fireplace with sleek stone finishing. The kitchen is stylish and functional, complete with new appliances, granite countertops, a corner pantry, an island with an eat-up bar, and plenty of cabinet space. The dining area offers lots of natural light and opens through French doors to a 2 tier back deck with gazebo and hot tub, making it ideal for family meals or entertaining. Upstairs, the large master bedroom includes a beautiful five-piece ensuite and a walk-in closet. There are three more well-sized bedrooms, a handy office or homework nook, and the convenience of having the laundry room right there—no more carrying baskets up and down stairs. The finished basement offers even more space with a second living area, a big spare bedroom, and a full bathroom with warm in-floor heating—great for guests, teens, or extra family space. This home also features air conditioning, a heated double garage that fits a full-sized pickup, and a fully fenced, landscaped backyard. Living in Signature Falls means enjoying quiet streets, walking trails, and lots of green spaces and playgrounds. It's a safe, friendly neighbourhood close to great schools, grocery stores, restaurants, and the Eastlink Centre. It's the perfect location for a growing family. If you're looking for a spacious, move-in-ready home in a great family neighbourhood, this one is a must-see.

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