



**GRASSROOTS**  
REALTY GROUP

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**7006 87 Street**  
**Grande Prairie, Alberta**

**MLS # A2242128**



**\$459,900**

<b>Division:</b>	Signature Falls		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Modified Bi-Level		
<b>Size:</b>	1,523 sq.ft.	<b>Age:</b>	2006 (19 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Driveway		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Landscaped, Lawn, Many Trees, No Neighbours Behind, Private		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s)		

**Inclusions:** n/a

Welcome to this stunning family home in the highly desirable Signature Falls, where comfort meets convenience and nature surrounds you. With no rear neighbours and backing onto a beautiful treed space, you'll enjoy peaceful privacy while still being just steps from basketball courts, playgrounds galore, and Mother Theresa School. Step inside to find rich real hardwood floors, large bright windows, and warm Tuscan cabinetry that sets the tone for the heart of the home. The kitchen offers plenty of counter space, a corner pantry, and a seamless connection to the living and dining areas—perfect for family life and entertaining alike. The large livingroom has a gas fireplace for cozy evenings with a view of the trees. The main floor includes two spacious bedrooms and a full 4-piece bathroom. Upstairs, the entire top level is dedicated to your primary retreat, a truly expansive space ready for oversized furniture and featuring a walk-in closet. The primary ensuite is sure to impress with tons of natural light, a double vanity, shower, private water closet, and a luxurious jetted soaker tub. Downstairs, the fully developed basement offers two additional bedrooms, one with a large crawlspace for bonus storage, the other with double closets, plus another full 4-piece bathroom. The laundry area is neatly tucked away with utilities and even more storage space. Outside, enjoy your oversized deck with built-in storage underneath and a view that feels like your own private escape. The double attached garage is finished beautifully with shiplap walls and is fully heated, ready for any season. This home truly has it all, in one of Grande Prairie's most loved neighbourhoods. Come see it for yourself, you'll fall in love.