



**7013 87 Street
Grande Prairie, Alberta**

MLS # A2303314



\$519,900

Division:	Signature Falls		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,540 sq.ft.	Age:	2007 (19 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Attached, Parking Pad		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, City Lot, Landscaped, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Pantry, Sump Pump(s), Vinyl Windows		

Inclusions: Fridge, Stove, Dishwasher, Washer, Dryer, GDO and control, Air Conditioner

Move in ready across from a playground park in beautiful Signature Falls. This fully developed modified bi-level offers four bedrooms and two full bathrooms with excellent finishes throughout. You'll be impressed with the vaulted ceilings and hardwood floors that run throughout the main living area. The thoughtfully designed kitchen includes an large island with breakfast bar, dark cabinetry stainless appliances and walk in pantry. The bright and inviting living room boasts a large window providing bright light perfect for relaxing or entertaining. Enjoy family meals in the spacious dining area and a garden door which opens onto the deck. Main floor includes two bedrooms and a full bathroom, while the private primary suite is tucked above the garage and features a huge walk-in closet and five piece ensuite. The finished basement offers 9' ceilings along with a large family room, one more bedroom, laundry area and the option to add a third full bath. The attached 24' X 26' garage is finished and heated and ready for Alberta winters. Outside you'll love the large deck for the BBQ that overlooks the spacious east exposed fenced and beautifully landscaped yard with firepit. The location here can't be beat, with a park/playground across the street, walking trails, pond and quick access to getting around doesn't get any easier than this. Come and see for yourself what this incredible home has to offer!