



GRASSROOTS
REALTY GROUP

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7113 86 Street
Grande Prairie, Alberta

MLS # GP205774



\$489,900

Division:	Signature Falls		
Type:	House		
Style:	Modified Bi-Level		
Size:	1,743 sq.ft.	Age:	2019 (0 yrs old)
Beds:	3	Baths:	2
Possession:	-		
Garage:	Attached, Triple		
Driveway:	Concrete		

Heating: Forced Air, Natural Gas

Floors: Laminate, Tile

Roof: Asphalt Shingle

Basement: Full

Exterior: -

Land: -

Water: -

Sewer: Municipal

Taxes: -

Condo Fee: -

Lot Fee: -

Maintenance Fee: -

Features: Air Exchanger, Ceiling-Above 8 ft, Ceiling-Vaulted, Countertop(s)-Quartz, Ensuite, Fireplace - Electric, Laundry-Main Floor, Non-Smoking Home, Pet-Free Home, Sump

Inclusions: \$5000 Appliance Allowance, Deck With Aluminum Railing, 1 Year Builder Warranty, 10 Year New Home Warranty.

Job #SF80. Sleek & modern, built the Sunnyside way! Welcome to the sought off subdivision of Signature Falls. This brilliant modified bi-level offers a fascinating wide open plan. Quality shines bright from soft close doors/drawers, quartz counters throughout kitchen and bathrooms, upgraded LED lighting & plumbing fixtures, laminate & tile (no carpet), crown moulding, painted garage w floor drain, hot/cold taps and rough in for garage heater w power and gas. Gorgeous chefs kitchen is a dream with massive island & seating, backsplash, rangehood & pantry. Vaulted ceiling throughout main offers a bright airy space. Living room features fireplace & dining room w back-door access. Massive master showcases a gorgeous ensuite incl dbl sink vanity, full tiled shower w glass door, freestanding tub & walk-in closet w abundance of mdf shelving. 2 generous sized spare bedrooms & spare bath complete this functional floor-plan. Come take a look for yourself and see the "Sunnyside" difference.