



**GRASSROOTS**  
REALTY GROUP

1-833-GPROOTS (477-6687)  
aloha@grassrootsrealty.ca

7113 86 Street  
Grande Prairie, Alberta

MLS # GP213647



**\$489,900**

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

**Heating:** Forced Air, Natural Gas

**Floors:** Laminate, Tile

**Roof:** Asphalt Shingle

**Basement:** Full

**Exterior:** Vinyl

**Land:** -

**Water:** -

**Sewer:** Municipal

**Taxes:** -

**Condo Fee:** -

**Lot Fee:** -

**Maintenance Fee:** -

**Features:** Air Exchanger, Ceiling-Above 8 ft, Ceiling-Vaulted, Countertop(s)-Quartz, Deck, 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. IMMEDIATE POSSESSION! Sleek & modern, built the Sunnyside way! 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. Loaded with upgrades! 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 to deck. 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!