



GRASSROOTS
REALTY GROUP

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7113 85 Street
Grande Prairie, Alberta

MLS # A2072328



\$649,900

Division:	Signature Falls		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,459 sq.ft.	Age:	2023 (1 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	No Neighbours Behind		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RR
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: None

NOW COMPLETE this stunning 4 bedroom up 2 storey floor plan, the Jaylee backing onto Woody Creek in the family neighbourhood of Signature Falls! Location is amazing with children's park across the street and nothing but open views of peaceful fields, creek and walking trails to the East! Spacious front entry welcomes you with oversized mudroom, and easy bsmt access. Rear living features stunning windows with picturesque views and open concept main kitchen/dining with butler's pantry. Upstairs features large bonus room, 3 great sized bedrooms and a fabulous primary suite facing West with upper level laundry room and access to primary walk-thru closet and the spa like ensuite with soaker tub, separate shower and his/her vanities. Completing this home is a walk-out bsmt with gorgeous windows and great ceiling height. This home is sure to check all the boxes for a growing family needing tons of sq.ft in a prime family location! Close to great schools, walking trails and amenities. Quick possession available!