



**7021 87 Street  
Grande Prairie, Alberta**

**MLS # A2115879**



**\$454,900**

<b>Division:</b>	Signature Falls		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Modified Bi-Level		
<b>Size:</b>	1,420 sq.ft.	<b>Age:</b>	2007 (17 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	High Efficiency, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Laminate	<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, Wood Frame	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Open Floorplan, See Remarks		

**Inclusions:** window shutters, picture rails

Great desirable location in Signature Falls - park/playground just across the street. Private backyard is surrounded by large towering aspen trees. This 1421 sq ft modified bi level has 5 bedrooms, 3 full bathrooms and 2 living spaces. Lots of updates including central air conditioning, wainscoting, wooden shutters on the windows, picture rails, new laminate flooring (no carpet in this house), bathroom & kitchen tile, gas line to the deck, deck privacy wall, concrete curbing and new dishwasher. This home also has a 38' long driveway to accommodate your RV in the summer. Book your showing to check out this home today!