



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

7010 86 Street
Grande Prairie, Alberta

MLS # A2126190



\$469,900

Division:	Signature Falls		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,801 sq.ft.	Age:	2007 (17 yrs old)
Beds:	3	Baths:	2 full / 2 half
Garage:	Double Garage Attached, Insulated		
Lot Size:	0.12 Acre		
Lot Feat:	See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Kitchen Island		

Inclusions: none

Immaculate 2-story with a bonus room and finished basement in Signature Falls. This home has been loved by the owners for 10 years and during that time they painted the home modern colors, finished the basement, just replaced the hot water tank (2023) and dishwasher (2023). The main floor of the home has an open concept layout featuring an island kitchen with an eating bar, Stainless appliances, gas stove a pantry, 9' ceilings, main floor laundry, gas fireplace, and is finished with tile and hardwood flooring. Upstairs you will find a roomy bonus room, 3 bedrooms and 2 bathrooms. The master bedroom has a walk-in closet and a 5-piece ensuite bathroom featuring a soaker tub and a separate 4' walk-in shower. The basement was professionally developed with permits in 2015 and features a huge rec room with a wet bar and a 12' bath. A 4th bedroom could easily be added in the basement by adding one wall. The backyard is fully fenced and has 3 mature trees to provide privacy. There is a deck with natural gas for a BBQ. The 22'x23' garage is insulated and painted. This is a non-smoker home owned by a retired couple and the pride of ownership shows! As an added bonus to save you money the home has a natural gas dryer which cuts drying time in half!