



**7102 86 Street
Grande Prairie, Alberta**

MLS # A2164981



\$429,900

Division:	Signature Falls		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,590 sq.ft.	Age:	2014 (10 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Front Yard, Lawn, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Mixed	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Open Floorplan, Pantry, See Remarks		

Inclusions: N/A

Stunning 2 Storey Home in the much desired subdivision of Signature Falls. Like new this Unique Home "Kailey" plan is quality built and accommodating to all families. First floor offers a bright and popular open concept between the kitchen, dining, and living room as well as the desired main floor laundry . Functional kitchen offers corner pantry, new kitchen appliances , tile backsplash & built-in work station. Dining room offers rear deck access and a convenient half bath completing this fascinating level. Upstairs hosts a spacious master bedroom with walk-in closet and 3 pc ensuite. 2 more bedrooms and a full bathroom accommodate the remainder. Basement is an open canvas awaiting you to finish it the way your heart desires. West facing the rear deck and backyard is fully fenced and landscaped. Soak in the sun all evening long! Fantastic location close to all south end amenities and schools. Super well maintained home, book your showings now!