



**7114 87B Street  
Grande Prairie, Alberta**

**MLS # A2178656**



**\$419,900**

|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | Signature Falls                                  |               |                   |
| <b>Type:</b>     | Residential/House                                |               |                   |
| <b>Style:</b>    | Bi-Level   |               |                   |
| <b>Size:</b>     | 1,200 sq.ft.                                     | <b>Age:</b>   | 2009 (15 yrs old) |
| <b>Beds:</b>     | 5  | <b>Baths:</b> | 3                 |
| <b>Garage:</b>   | Double Garage Attached, Parking Pad              |               |                   |
| <b>Lot Size:</b> | 0.11 Acre  |               |                   |
| <b>Lot Feat:</b> | Cul-De-Sac, Few Trees, Irregular Lot, Landscaped |               |                   |

|                    |   |                   |   |
|--------------------|---|-------------------|---|
| <b>Heating:</b>    | Forced Air, Natural Gas                   | <b>Water:</b>     | Public  |
| <b>Floors:</b>     | Laminate, Linoleum, Vinyl Plank           | <b>Sewer:</b>     | Public Sewer  |
| <b>Roof:</b>       | Asphalt Shingle                           | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Finished, Full                            | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Concrete, Stone, Vinyl Siding, Wood Frame | <b>Zoning:</b>    | RS  |
| <b>Foundation:</b> | Poured Concrete                           | <b>Utilities:</b> | Electricity Connected, Natural Gas Connected, Sewer |
| <b>Features:</b>   | See Remarks                               |                   |   |

**Inclusions:** Fridge, stove, dishwasher, microwave, washer, dryer, all window coverings, 6 shadow boxes on south basement wall, two TV mounts (Exclude TVs), fountain, garage door opener and two remotes.

Welcome to this stunning home located in the desirable Signature Falls neighborhood. Situated in a private and quiet location, this property offers tranquility and serenity for its owners. From the moment you step inside, you'll be greeted by the pristine condition of this home. The main floor has vaulted ceilings, creating an airy and spacious atmosphere to this open plan design that seamlessly connects the living, kitchen, and dining areas. Also features 3 bedrooms and 2 full bathrooms, that provides ample space for everyone in the household. The master suite offers a peaceful retreat, while the additional bedrooms are ideal for children, guests, or even a home office. The fully developed basement is a versatile space that offers even more room to spread out and unwind. The large family room features a cozy gas fireplace, perfect for cozying up during the colder months. Additionally, you'll find two bedrooms, a full bathroom, and a convenient laundry room with cabinets. Another one of the highlights of this property is the west facing covered deck, where you can relax and soak in the surrounding beauty. Whether you're enjoying a morning coffee or hosting a summer barbecue, this outdoor space is sure to be a favorite spot. The park-like fenced backyard is truly a gem. It showcases a variety of trees and plants, creating a picturesque setting that provides shade, privacy, backing on a walking trail, and a connection to nature. Whether you have green thumbs or simply enjoy the beauty of a well-maintained yard, this space will surely impress. Recent upgrades include hot water tank, washer and dryer, main floor paint, exterior front and rear decks repainted, new facets in bathrooms, new light fixtures on main floor, and additional crown molding and finishing detail. Don't miss the opportunity to make this exceptional home yours. The heated garage is fully finished and

clean and tidy as well. Schedule your showing today and experience the charm of this remarkable home firsthand.