



**7102 85A Street**  
**Grande Prairie, Alberta**

**MLS # A2181821**



**\$489,900**

<b>Division:</b>	Signature Falls		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,575 sq.ft.	<b>Age:</b>	2024 (1 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	See Remarks		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, See Remarks		

**Inclusions:** Alberta New Home Warranty, 1 year Unique Homes Warranty

Job #653 - The Kailey by Unique Home Concepts. This stunning 1,575 sq. ft. 2 storey home offers modern open concept living with beautiful finishes, all in the desirable family friendly neighbourhood of Signature Falls. Located near a park, playground, and K-8 school, it's the perfect spot for families. The spacious front entry leads to a bright and inviting main floor. The living room features a cozy fireplace and large windows that fill the space with natural light. The dining area includes sliding glass patio doors, while the beautifully designed kitchen boasts a centre island, quartz countertops, and a pantry. Convenient main floor laundry and access to the double garage add to the functionality of this level. Durable vinyl plank flooring runs throughout, blending soft tones with sleek modern accents. Upstairs, you'll find three generously sized bedrooms, including a luxurious primary suite with a walk-in closet and a 5-piece ensuite featuring a tub and double sinks. The basement is ready for your personal touch and future development. Book your showing today! Great location on quiet side street just down from children's park!