



**GRASSROOTS**  
REALTY GROUP

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**7122 87A Street**  
**Grande Prairie, Alberta**

**MLS # A2208129**



**\$459,900**

<b>Division:</b>	Signature Falls		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,116 sq.ft.	<b>Age:</b>	2011 (14 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Level, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas
<b>Floors:</b>	Carpet, Hardwood, Tile
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Finished, Full
<b>Exterior:</b>	Concrete, Vinyl Siding
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	No Smoking Home

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	RS
<b>Utilities:</b>	-

**Inclusions:** Air Conditioner

Discover the perfect family home in the highly sought-after Signature Falls neighborhood! This spacious 5-bedroom, 3-bathroom home offers comfort and convenience, featuring air conditioning to keep you cool in the summer and a heated garage for those chilly winter months. Inside, you'll find a beautiful blend of hardwood and tile flooring, adding elegance and durability throughout. The fully developed basement provides additional living space with a cozy family room, perfect for movie nights or entertaining guests. Outside, you'll love the RV parking in the back, offering plenty of space for your toys. Situated just steps from a school, walking trails, and parks, this home is in an ideal location for families. Don't miss your chance to call this stunning property home—schedule your private showing today!