

# \$499,900 - 7106 85a Street, Grande Prairie

MLS® #A2251221

**\$499,900**

3 Bedroom, 2.00 Bathroom, 1,611 sqft

Residential on 0.13 Acres

Signature Falls, Grande Prairie, Alberta

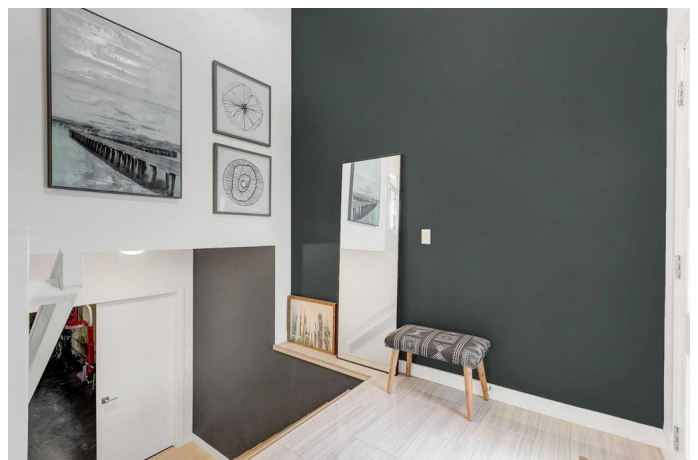
From top to bottom this home is in immaculate condition! The main level offers a very spacious kitchen, dining and living area. In the kitchen you will notice the amount of cabinetry, large island, built in garbage/recycling, high end appliances, corner pantry and overall high function and style of this space. The dining and living room compliment and finish the main level well with finishing features like the vaulted ceilings, shiplap fireplace, stylish flooring and many small touches that complete a magazine worthy home. The main level also has 2 good sized bedrooms with nice closets and a full bathroom. Above the garage you will find your primary suite that includes a large bedroom accompanied by a walk-in closet and a full 5 piece en-suite that includes 2 sinks, a soaker tub and a walk in tiled shower. Other things you will appreciate in the home are the large entry, storage options, closets with built in storage, condition of the home, fenced yard, CENTRAL AC, heated garage, the finished garage floor (with a drain), a nice deck, the sharp looking exterior, the firepit, the proximity to the park...! Come see this home today and I promise you will not be disappointed

Built in 2017

## Essential Information

MLS® # A2251221

Price \$499,900



|                |                   |
|----------------|-------------------|
| Bedrooms       | 3                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 1,611             |
| Acres          | 0.13              |
| Year Built     | 2017              |
| Type           | Residential       |
| Sub-Type       | Detached          |
| Style          | Modified Bi-Level |
| Status         | Active            |

### **Community Information**

|             |                 |
|-------------|-----------------|
| Address     | 7106 85a Street |
| Subdivision | Signature Falls |
| City        | Grande Prairie  |
| County      | Grande Prairie  |
| Province    | Alberta         |
| Postal Code | T8X0N8          |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 6                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### **Interior**

|                   |                                                                                   |
|-------------------|-----------------------------------------------------------------------------------|
| Interior Features | Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, See Remarks |
| Appliances        | See Remarks                                                                       |
| Heating           | High Efficiency, Forced Air, Natural Gas                                          |
| Cooling           | Central Air                                                                       |
| Fireplace         | Yes                                                                               |
| # of Fireplaces   | 1                                                                                 |
| Fireplaces        | Electric                                                                          |
| Has Basement      | Yes                                                                               |
| Basement          | Full, Unfinished                                                                  |

### **Exterior**

|                   |                             |
|-------------------|-----------------------------|
| Exterior Features | Fire Pit, Other             |
| Lot Description   | Landscaped, Rectangular Lot |

|              |                 |
|--------------|-----------------|
| Roof         | Asphalt Shingle |
| Construction | See Remarks     |
| Foundation   | Poured Concrete |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 26th, 2025 |
| Days on Market | 25                |
| Zoning         | RG                |

**Listing Details**

|                |                              |
|----------------|------------------------------|
| Listing Office | Grassroots Realty Group Ltd. |
|----------------|------------------------------|

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