

**7121 85 Street  
Grande Prairie, Alberta**

**MLS # A2278189**



**\$709,900**

<b>Division:</b>	Signature Falls		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,964 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, No Neighbours Behin		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<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:** N/A

Discover this stunning brand-new home in Signature Falls, featuring an all-new floor plan thoughtfully designed for family living. The upper level offers 3 spacious bedrooms plus a versatile bonus room, ideal for families of all sizes. The bright, open main floor is filled with natural light from large East facing windows, creating a warm and welcoming atmosphere. The kitchen is perfect for entertaining, complete with a central island and eating bar, corner pantry, and a generous dining area. The living room showcases an electric fireplace with feature wall, adding modern character and comfort. A convenient half bath and main-floor laundry located just inside the double attached garage enhance everyday functionality. Upstairs, enjoy a flexible bonus room—perfect for TV area or a homework and study space. Step through elegant French doors into the primary bedroom, featuring a walk-in closet and a beautiful ensuite with a large custom shower and double sinks. Two additional well-sized bedrooms and a full bathroom complete the upper level. Situated on a desirable walk-out lot with no back neighbors & directly across from the park/playground, this home offers an unbeatable location in one of the area's most sought-after neighborhoods. Close to great schools, walking trails and nearby amenities! Ready for early Spring possession, call today!