

**7045 85 Street**  
**Grande Prairie, Alberta**

**MLS # A2147779**

**\$609,900**



|                  |                        |               |                  |
|------------------|------------------------|---------------|------------------|
| <b>Division:</b> | Signature Falls        |               |                  |
| <b>Type:</b>     | Residential/House      |               |                  |
| <b>Style:</b>    | 2 Storey               |               |                  |
| <b>Size:</b>     | 1,778 sq.ft.           | <b>Age:</b>   | 2024 (0 yrs old) |
| <b>Beds:</b>     | 3                      | <b>Baths:</b> | 2 full / 1 half  |
| <b>Garage:</b>   | Triple Garage Attached |               |                  |
| <b>Lot Size:</b> | 0.14 Acre              |               |                  |
| <b>Lot Feat:</b> | No Neighbours Behind   |               |                  |

|                    |                                     |                   |    |
|--------------------|-------------------------------------|-------------------|----|
| <b>Heating:</b>    | Forced Air                          | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Carpet, Vinyl                       | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt Shingle                     | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Full, Unfinished, Walk-Out To Grade | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Vinyl Siding                        | <b>Zoning:</b>    | RR |
| <b>Foundation:</b> | Poured Concrete                     | <b>Utilities:</b> | -  |

**Features:** Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks, Separate Entrance, Sump Pump(s)

**Inclusions:** Refrigerator, Stove, Dishwasher, Microwave, Garage Door Opener & Controls

Very popular 2 storey floor plan "The Jade" with walk-out bsmt backing onto Woody Creek in the family friendly neighborhood of Signature Falls. This 1778 sq.ft home features triple car garage, spacious front entry with access to half bath & main flr laundry room. Gorgeous open concept main floor features centre island, tons of cabinets, beautiful windows overlooking the creek and a spacious family room with electric fireplace. Upstairs offers 2 great sized bedrooms with full bath and a stunning Primary suite with windows facing the creek and a massive ensuite with soaker tub, walk-in closet and dbl vanities. Bsmt open for future development with huge walk-out windows and backyard access. This home is scheduled for an early Spring possession, call today for more details and sample pics!