



DON'T GAMBLE WITH YOUR HOME.
RE/MAX JACK
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ASSOCIATE

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7005 87 Street
Grande Prairie, Alberta

MLS # A2225359



\$459,900

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|-----------|---|--------|-------------------|
| Division: | Signature Falls | | |
| Type: | Residential/House | | |
| Style: | Modified Bi-Level | | |
| Size: | 1,227 sq.ft. | Age: | 2006 (19 yrs old) |
| Beds: | 5 | Baths: | 3 |
| Garage: | 220 Volt Wiring, Double Garage Attached, Heated Garage, RV Access/Parking | | |
| Lot Size: | 0.12 Acre | | |
| Lot Feat: | Few Trees, Fruit Trees/Shrub(s), Interior Lot, Landscaped, Private | | |

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|-------------|--|------------|------------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Laminate, Tile, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | 18-71-5-W6 |
| Exterior: | Stone, Vinyl Siding | Zoning: | RS |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Breakfast Bar, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Sump Pump(s), Suspended Ceiling, Vaulted Ceiling(s), Walk-In Closet(s) | | |
| Inclusions: | Bar fridge/laundry, bar fridge/garage, stone firepit w/ 4-benches, A/C unit, garage unit heater, shed, closet doors (in shed) | | |

Tucked away on a quiet street in Signature Falls, this immaculate modified bi-level offers a combination of style, function, and comfort. From the moment you walk in, the stunning tiled entry sets the tone for the thoughtfully designed space, opening into a spacious and bright main living area with vaulted ceilings and an open-concept layout. The kitchen is both stylish and practical, featuring rich charcoal cabinetry with crown moulding, corner pantry, stainless appliances (DW 1 yr old), large island with eating bar and new sink, and striking brand new epoxy countertops. Just off the dining area, a screen door leads to the impressive rear deck with gas line for BBQ & ideal for outdoor entertaining. The main floor is completed by two additional spare bedrooms and another full 4-piece bathroom—ideal for children, guests, or a home office setup. Upstairs, the private master suite includes a walk-in closet and a 4-piece ensuite with a deep soaker tub and tiled surround. Downstairs, the professionally finished basement provides plenty of additional living space, including a large rec room with cozy wainscoting, two more bedrooms, a full bathroom, and a well-equipped laundry room with cabinetry, counter space, sink, bar fridge, clothes hangers, under-stair storage, and even a brand new barn door. The utility room is neatly tucked away behind laundry closet doors, and the T-bar ceiling allows for easy access to utilities. The double attached heated garage is equally impressive—insulated, drywalled, and loaded with extras including a painted floor, floor drain, hot/cold taps, shelving, 220V + sub-panel, and even a new garage door. There's also a screen door and an I-Beam for added functionality. Additional features throughout the home include air conditioning, all-new light fixtures, fresh paint, newer carpets (3 years), new door hardware and

light covers, updated bathroom fans and showerheads. Outside, the private backyard is a true retreat—fully fenced and landscaped with a large deck, freshly painted metal railing, a concrete patio that spans the length of the deck, a fire pit with benches, massive crabapple tree and a 12x12 shed for storage. The extended driveway offers extra parking space, including room for an RV. This home has been extremely well cared for and is completely move-in ready—truly a must-see in Signature Falls!