

7045 85 Street
Grande Prairie, Alberta

MLS # A2147779



\$609,900

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

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