

**7005 87 Street  
Grande Prairie, Alberta**

**MLS # A2225359**



**\$459,900**

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

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	18-71-5-W6
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Sump Pump(s), Suspended Ceiling, Vaulted Ceiling(s), Walk-In Closet(s)		
<b>Inclusions:</b>	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&mdash;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&mdash;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&mdash;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&mdash;truly a must-see in Signature Falls!