

7053 85 Street  
Grande Prairie, Alberta

MLS # A2211612



\$719,900

<b>Division:</b>	Signature Falls		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,300 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Creek/River/Stream/Pond, No Neighbours Behind, See Remarks		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Tile, 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>	-
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, See Remarks, Walk-In Closet(s)		

**Inclusions:** Alberta New Home Warranty, 1 year Unique Homes Warranty

Discover the highly sought-after "Monte Carlo" floor plan, now available with a triple car garage and a walk-out basement backing onto scenic Woody Creek—located just down from a children's park in the desirable, family-friendly neighbourhood of Signature Falls. This spacious two storey home boasts a welcoming front entry and an open-concept main floor featuring a massive central island, abundant cabinetry, and an oversized dining nook. The living area is highlighted by stunning East-facing windows and a modern fireplace design. Conveniently located off the garage, you'll find a mudroom and a half bath. Upstairs offers a generous bonus room with a recently added office/den space and a full laundry room for added convenience. The upper level includes three well sized bedrooms, including a luxurious primary suite complete with a walk-in closet and a beautifully designed ensuite. The walk-out basement offers great potential for future development, with large windows providing plenty of natural light. This thoughtfully designed floor plan is perfect for buyers seeking extra space in a prime location. Book your showing today!