

\$575,000 - 7022 85a Street, Grande Prairie

MLS® #A2201618

\$575,000

4 Bedroom, 4.00 Bathroom, 2,093 sqft
Residential on 0.10 Acres

Signature Falls, Grande Prairie, Alberta

Welcome to this stunning fully developed 2-storey home in the sought-after community of Signature Falls. This meticulously maintained property offers a beautifully designed espresso kitchen with black quartz countertops, a hexagon marble backsplash, built-in garbage/recycling, under-cabinet LED lighting, and a touchless faucet. High-end appliances include a GE Café® gas range & dishwasher and a dual ice maker Electrolux fridge. The open-concept main floor seamlessly blends elegance and functionality, featuring engineered hardwood & tile, a modern gas fireplace, wood slat accent walls, crown moulding, and ample pot lighting. The spacious dining area is enhanced by a Sputnik chandelier and French doors leading to a 12x17 composite deck with a cedar gazebo and regal glass railing—perfect for outdoor entertaining! Thoughtfully designed front and back entryways offer double closets, a built-in board & batten coat rack, and a stylish half bath. Upstairs, the oversized bonus room boasts vaulted ceilings, custom window shutters, and space for an office. The laundry room is equipped with a steam washer & dryer, making chores a breeze. The primary suite is a luxurious retreat, featuring a walk-in closet, ensuite with a double tiled shower, oversized soaker tub, double vanity with LED mirrors, and dual sinks. Two additional bedrooms and a full bath complete the second floor. The fully developed basement is designed for entertainment and relaxation,



offering a spacious family room with a bar, LED fireplace, built-in shelves, a great-sized 4th bedroom, and a large bathroom. Additional features include central air conditioning, a water softener, heated garage, soft-close cabinetry, custom blinds, an extra-wide concrete driveway, decorative curbing in the front and back, and a fully fenced and landscaped yard. Located in Grande Prairie's Signature Falls, this home is surrounded by walking trails, three playgrounds, and a strong sense of community. Don't miss the opportunity to own this exceptional property—schedule your private viewing today! **Seller is licensed Realtor® in the province of Alberta **

Built in 2013

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2201618 |
| Price | \$575,000 |
| Bedrooms | 4 |
| Bathrooms | 4.00 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 2,093 |
| Acres | 0.10 |
| Year Built | 2013 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-----------------|
| Address | 7022 85a Street |
| Subdivision | Signature Falls |
| City | Grande Prairie |
| County | Grande Prairie |
| Province | Alberta |

Postal Code T8X 0M4

Amenities

Parking Spaces 4
Parking Double Garage Attached
of Garages 2

Interior

Interior Features Built-in Features, Ceiling Fan, Double Vanity, French Door, High Ceilings, Kitchen Island, Quartz Counters, Soaking Tub, Vinyl Windows, Walk-In Closet(s)

Appliances Dishwasher, Gas Range, Microwave, Range Hood, Refrigerator, Washer/Dryer

Heating Forced Air

Cooling Central Air

Fireplace Yes

of Fireplaces 1

Fireplaces Gas

Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features Private Yard

Lot Description Back Yard

Roof Asphalt Shingle

Construction Wood Frame

Foundation Poured Concrete

Additional Information

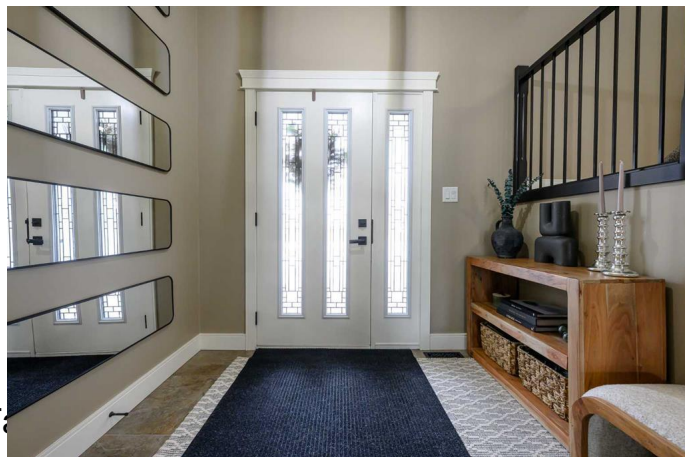
Date Listed March 11th, 2025

Days on Market 2

Zoning RG

Listing Details

Listing Office Sutton Group Grande Prairie Professionals



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