

# \$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

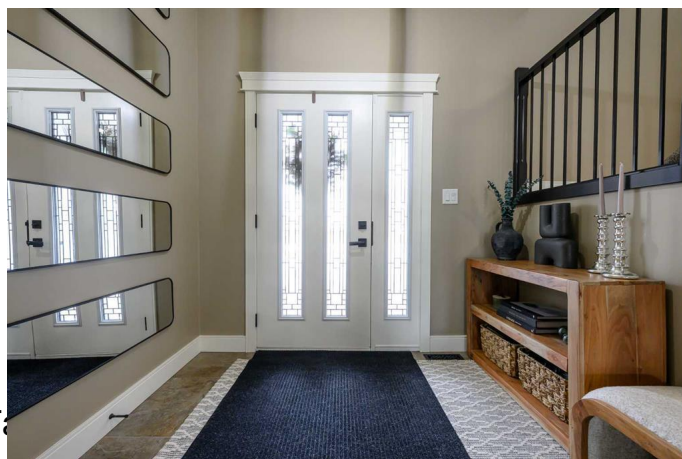
Date Listed March 11th, 2025

Days on Market 1

Zoning RG

## Listing Details

Listing Office Sutton Group Grande Prairie Professionals



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