

7033 85 Street
Grande Prairie, Alberta

MLS # A2321449



\$799,900

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| Division: | Signature Falls | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,358 sq.ft. | Age: | 2018 (8 yrs old) |
| Beds: | 4 | Baths: | 3 full / 1 half |
| Garage: | Concrete Driveway, Heated Garage, Triple Garage Attached | | |
| Lot Size: | 0.14 Acre | | |
| Lot Feat: | Backs on to Park/Green Space, Few Trees, Garden, Landscaped, No Neighbors | | |

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| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | 18-71-5-W6 |
| Exterior: | Brick, Vinyl Siding | Zoning: | RR |
| Foundation: | Poured Concrete | Utilities: | - |

Features: Breakfast Bar, Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Sump Pump(s)

Inclusions: Draperies & Rods, Entry Mirror, T.V Wall Mounts & Hardware, Shed, Hot Tub, Gazebo,

This home checks ALL the boxes! Situated in Signature Falls, one of Grande Prairie's most connected and family-oriented communities, this FULLY FINISHED, TURN-KEY two-storey offers 2,358 square feet of polished living space. Located just steps from TWO PARKS/PLAYGROUNDS, this home also offers added privacy with NO REAR NEIGHBORS, opening directly onto scenic walking trails that follow the peaceful banks of Woody Creek. Designed with everyday function and entertaining in mind, the main level delivers open sightlines, extensive windows, and durable tile flooring throughout. The living area creates a comfortable gathering space with a gas fireplace as its focal point, while the adjoining dining area easily accommodates a large table and opens onto the upper east-facing deck for seamless indoor-outdoor living. The adjacent kitchen boasts an abundance of stylish grey cabinetry that balances clean minimalism with modern warmth. Featuring sleek quartz countertops, a fully tiled backsplash, pantry, stainless KitchenAid appliances including a gas stove, garburator and an over-sized centre island with bar seating for four, all elevate the space even further. Upstairs offers a layout that simply works. A generous bonus room creates flexibility for movie nights, play space, or a quiet retreat, while the nearby den provides room for work, homework, or hobbies. The laundry room is thoughtfully equipped with cabinetry and hanging rods so clothes can move straight from dryer to hanger. A few steps up lead to the private quarters highlighted by an expansive primary suite that comfortably fits king-sized furnishings. This retreat includes a generous walk-in closet and a spa-like 5-pc ensuite complete with a double vanity, a deep soaker tub, and a separate tiled shower. Two additional bedrooms and a full 4-pc bath complete the upper level. The fully finished

WALK-OUT BASEMENT defies typical below-grade expectations! This lower level is incredibly bright and hosts a sizable fourth bedroom, another 4-pc bath, and a storage/utility room with hot water on demand. The direct walk-out opens onto a spectacular lower deck featuring a hot tub, built-in bar area, and a protective gazebo designed for entertaining and making memories. The surrounding yard includes a raised garden box, handy storage shed for seasonal items, and a back fence line enhanced with trees for a more secluded setting. From your backyard, you can step straight onto the local trail system for peaceful walks along Woody Creek. The finished heated triple attached garage includes a floor drain and pairs with a concrete driveway that accommodates three additional vehicles, leaving plenty of room for family and guests. Beautifully maintained by the ORIGINAL OWNER, with remaining years left on NEW HOME WARRANTY —this is an impressive home that stands apart. Don't wait! Call today to arrange your private viewing!