# \$609,900 - 7045 85 Street, Grande Prairie

MLS® #A2147779

#### \$609,900

3 Bedroom, 3.00 Bathroom, 1,778 sqft Residential on 0.14 Acres

Signature Falls, Grande Prairie, Alberta

**COMPLETE & READY FOR IMMEDIATE** POSSESSION!! Very popular 2 storey floor plan "The Jade" with walk-out bsmt backing onto Woody Creek in the family friendly neighborhood of Signature Falls. This 1778 sq.ft home features triple car garage, spacious front entry with access to half bath & main flr laundry room. Gorgeous open concept main floor features centre island, tons of cabinets, beautiful windows overlooking the creek and a spacious family room with electric fireplace. Upstairs offers 2nd/3rd great sized bedrooms with full bath and a stunning Primary suite with windows facing the creek and a massive ensuite with soaker tub, walk-in closet and dbl vanities. Bsmt open for future development with huge walk-out windows and backyard access. This home is now complete, call today for more details!



#### **Essential Information**

MLS® # A2147779 Price \$609,900

Bedrooms 3

Bathrooms 3.00

Full Baths 2

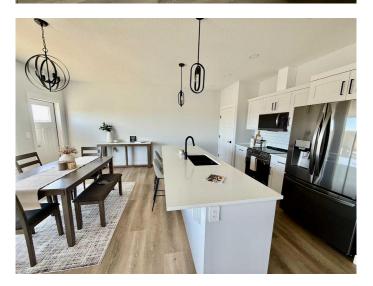
Half Baths 1

Square Footage 1,778

Acres 0.14







Year Built 2024

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

## **Community Information**

Address 7045 85 Street
Subdivision Signature Falls
City Grande Prairie
County Grande Prairie

Province Alberta
Postal Code T8X 0J3

#### **Amenities**

Parking Spaces 6

Parking Triple Garage Attached

# of Garages 3

#### Interior

Interior Features Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan,

Pantry, Quartz Counters, See Remarks, Separate Entrance, Sump

Pump(s)

Appliances Dishwasher, Garage Control(s), Microwave, Refrigerator, Stove(s)

Heating Forced Air

Cooling None
Fireplace Yes
# of Fireplaces 1

Fireplaces Electric, Living Room

Has Basement Yes

Basement Full, Unfinished, Walk-Out

#### **Exterior**

Exterior Features None, Playground, Private Yard

Lot Description No Neighbours Behind

Roof Asphalt Shingle Construction Vinyl Siding

Foundation Poured Concrete

#### **Additional Information**

Date Listed November 19th, 2024

Days on Market 176 Zoning RR

### **Listing Details**

Listing Office RE/MAX Grande Prairie

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.