

# \$719,900 - 7053 85 Street, Grande Prairie

MLS® #A2211612

**\$719,900**

3 Bedroom, 3.00 Bathroom, 2,300 sqft  
Residential on 0.13 Acres

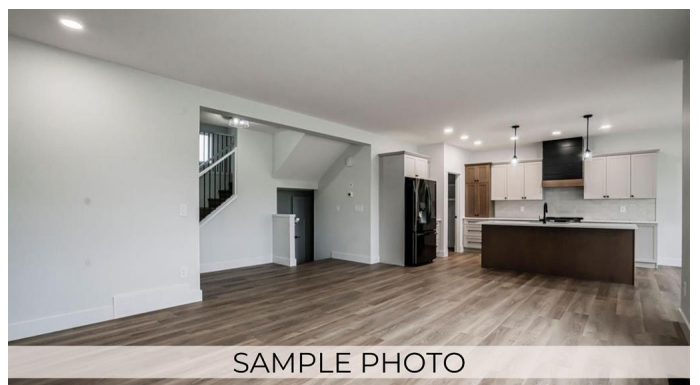
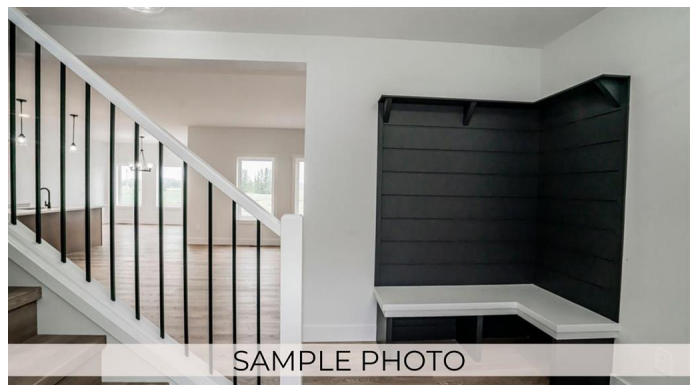
Signature Falls, Grande Prairie, Alberta

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 Creekâ€™ located just down from a childrenâ€™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, youâ€™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!

Built in 2025

## Essential Information

MLS® #	A2211612
Price	\$719,900



Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,300
Acres	0.13
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	7053 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, See Remarks, Walk-In Closet(s)
Appliances	Garage Control(s), None
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Full, Unfinished, Walk-Out

### Exterior

Exterior Features	None
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Lot Description	No Neighbours Behind, See Remarks, Creek/River/Stream/Pond
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 12th, 2025
Days on Market	1
Zoning	RR

### **Listing Details**

Listing Office	RE/MAX Grande Prairie
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