

# \$580,000 - 7018 85a Street, Grande Prairie

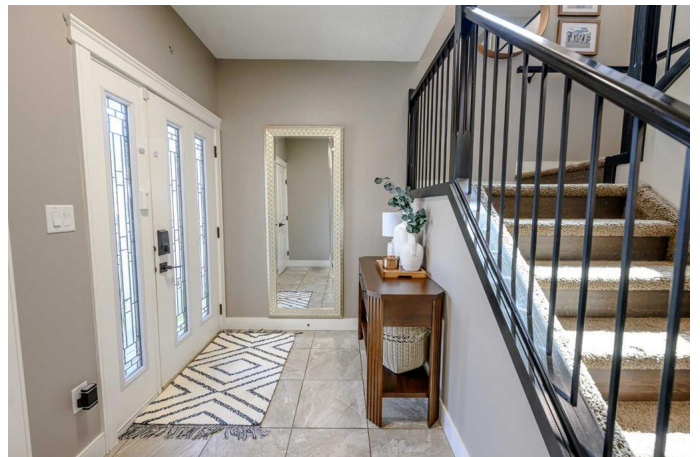
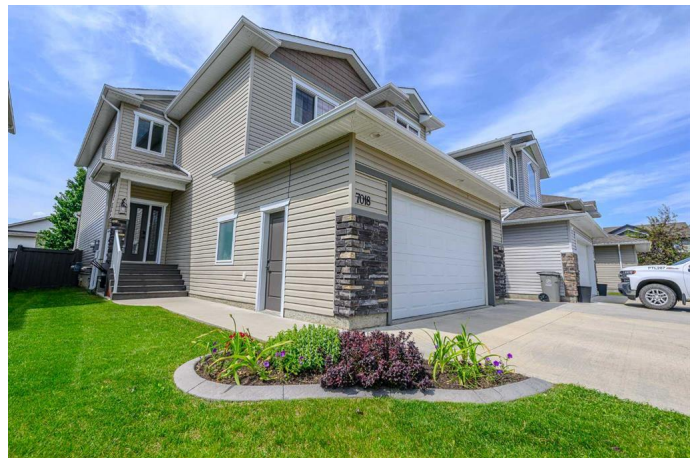
MLS® #A2233162

**\$580,000**

5 Bedroom, 4.00 Bathroom, 2,086 sqft  
Residential on 0.11 Acres

Signature Falls, Grande Prairie, Alberta

Welcome home to this stunning 2086 sq ft two-storey home, perfect for families and located in the highly desirable Signature Falls area of Grande Prairie. With four bedrooms and a laundry room all on the upper level, it's perfect for the growing family. Built by Gordey Homes, this property welcomes you with a bright entryway that leads into a spacious living room featuring tray ceilings and a cozy gas fireplace with sleek stone finishing. The kitchen is stylish and functional, complete with new appliances, granite countertops, a corner pantry, an island with an eat-up bar, and plenty of cabinet space. The dining area offers lots of natural light and opens through French doors to a 2 tier back deck with gazebo and hot tub, making it ideal for family meals or entertaining. Upstairs, the large master bedroom includes a beautiful five-piece ensuite and a walk-in closet. There are three more well-sized bedrooms, a handy office or homework nook, and the convenience of having the laundry room right there—no more carrying baskets up and down stairs. The finished basement offers even more space with a second living area, a big spare bedroom, and a full bathroom with warm in-floor heating—great for guests, teens, or extra family space. This home also features air conditioning, a heated double garage that fits a full-sized pickup, and a fully fenced, landscaped backyard. Living in Signature Falls means enjoying quiet streets, walking trails, and lots of green spaces and playgrounds.



Itâ€™s a safe, friendly neighbourhood close to great schools, grocery stores, restaurants, and the Eastlink Centre. Itâ€™s the perfect location for a growing family. If youâ€™re looking for a spacious, move-in-ready home in a great family neighbourhood, this one is a must-see.

Built in 2013

**Essential Information**

MLS® #	A2233162
Price	\$580,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,086
Acres	0.11
Year Built	2013
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	7018 85a Street
Subdivision	Signature Falls
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8X 0M4

**Amenities**

Parking Spaces	5
Parking	Double Garage Attached

# of Garages 2

### Interior

Interior Features Open Floorplan, Pantry, Quartz Counters, Soaking Tub  
Appliances Dishwasher, Electric Stove, Microwave Hood Fan, 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, Awning(s)  
Lot Description Back Yard, Landscaped  
Roof Asphalt Shingle  
Construction Vinyl Siding, Wood Frame  
Foundation Poured Concrete

### Additional Information

Date Listed June 20th, 2025  
Days on Market 5  
Zoning RG

### Listing Details

Listing Office Sutton Group Grande Prairie Professionals

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