

\$499,900 - 7106 85a Street, Grande Prairie

MLS® #A2251221

\$499,900

3 Bedroom, 2.00 Bathroom, 1,611 sqft

Residential on 0.13 Acres

Signature Falls, Grande Prairie, Alberta

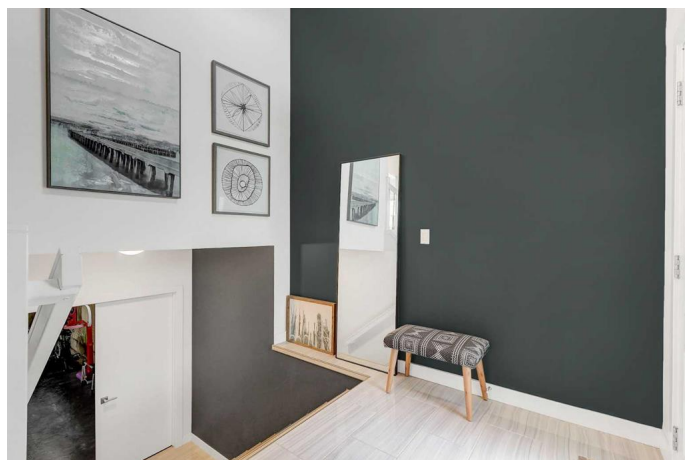
From top to bottom this home is in immaculate condition! The main level offers a very spacious kitchen, dining and living area. In the kitchen you will notice the amount of cabinetry, large island, built in garbage/recycling, high end appliances, corner pantry and overall high function and style of this space. The dining and living room compliment and finish the main level well with finishing features like the vaulted ceilings, shiplap fireplace, stylish flooring and many small touches that complete a magazine worthy home. The main level also has 2 good sized bedrooms with nice closets and a full bathroom. Above the garage you will find your primary suite that includes a large bedroom accompanied by a walk-in closet and a full 5 piece en-suite that includes 2 sinks, a soaker tub and a walk in tiled shower. Other things you will appreciate in the home are the large entry, storage options, closets with built in storage, condition of the home, fenced yard, CENTRAL AC, heated garage, the finished garage floor (with a drain), a nice deck, the sharp looking exterior, the firepit, the proximity to the park...! Come see this home today and I promise you will not be disappointed

Built in 2017

Essential Information

MLS® # A2251221

Price \$499,900



Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,611
Acres	0.13
Year Built	2017
Type	Residential
Sub-Type	Detached
Style	Modified Bi-Level
Status	Active

Community Information

Address	7106 85a Street
Subdivision	Signature Falls
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8X0N8

Amenities

Parking Spaces	6
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, See Remarks
Appliances	See Remarks
Heating	High Efficiency, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Fire Pit, Other
Lot Description	Landscaped, Rectangular Lot

Roof	Asphalt Shingle
Construction	See Remarks
Foundation	Poured Concrete

Additional Information

Date Listed	August 26th, 2025
Days on Market	27
Zoning	RG

Listing Details

Listing Office	Grassroots Realty Group Ltd.
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