

**7017 86 Street  
Grande Prairie, Alberta**

**MLS # A2290523**



## \$469,900

<b>Division:</b>	Signature Falls		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Modified Bi-Level		
<b>Size:</b>	1,392 sq.ft.	<b>Age:</b>	2008 (18 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	City Lot, Gazebo		

**Heating:** Forced Air, Natural Gas

**Floors:** Carpet, Vinyl Plank

**Roof:** Asphalt Shingle

**Basement:** Full

**Exterior:** Vinyl Siding

**Foundation:** Poured Concrete

**Features:** Breakfast Bar, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** LDR

**Utilities:** -

**Inclusions:** Gazebo and Shed

Welcome to this fully upgraded modified bi-level located in the highly desirable community of Signature Falls, offering 4 bedrooms and 3 full bathrooms with a functional and spacious layout perfect for families. This home has seen many recent upgrades, including fresh paint, new quartz countertops, soft-close cabinetry, new laminate flooring, and newer stainless steel appliances including microwave, refrigerator, and dishwasher. The hot water tank was replaced in 2023, adding extra peace of mind. The home also features central air conditioning, vaulted ceilings, and a convenient walk-in pantry. The bright living room overlooks the backyard and opens onto a large deck covered with a gazebo, creating the perfect space for outdoor relaxation or entertaining. The private primary bedroom level offers a spacious retreat complete with a walk-in closet and a 4-piece ensuite featuring a jacuzzi tub and separate shower. The fully developed basement provides additional living space with a large family room, Bedroom and a Full Bathroom while the 24x24 heated garage, fenced yard, and landscaped backyard add to the overall comfort and functionality of this home. Located in Signature Falls, one of Grande Prairie's most sought-after neighbourhoods, this home is close to parks, schools, walking trails, and all amenities. A fantastic opportunity to own a beautifully upgraded home in a great location — book your showing today!