

# \$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 !

Built in 2024

## 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 Smoking Home, Open Floorplan, Pantry, See Remarks, Sump Pump(s), No Animal Home, Quartz Counters, Separate Entrance
Appliances	Dishwasher, Microwave, Refrigerator, Garage Control(s), 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	166
Zoning	RR

## **Listing Details**

Listing Office	RE/MAX Grande Prairie
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