

\$499,900 - 7009 86a Street, Grande Prairie

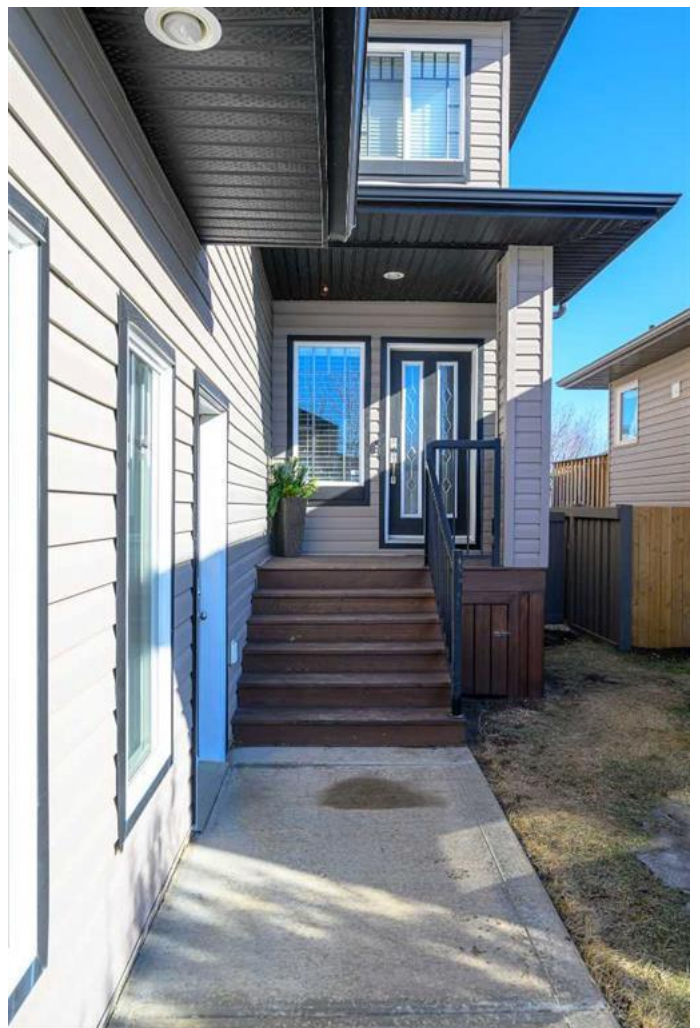
MLS® #A2200105

\$499,900

5 Bedroom, 3.00 Bathroom, 1,861 sqft
Residential on 0.12 Acres

Signature Falls, Grande Prairie, Alberta

Welcome to this immaculate 2007-built 2-storey home, offering everything youâ€™ve been dreaming of and more! Located in the sought-after Signature Falls subdivision, this beauty is ready to impress with its impeccable condition, freshly painted walls, and brand-new carpet . This home boasts 5 spacious bedrooms and 2.5 modern bathrooms, making it perfect for growing families or those who love extra space. The master bedroom is a true retreat, featuring a large walk-in closet and a luxurious 4-piece en-suite for your ultimate relaxation. The main floor is designed for ease and convenience with popular main floor laundry , a cozy living space, open concept kitchen that flows effortlessly into the dining area. Need more space? The bonus room above the garage offers endless possibilities for a home office, playroom, or entertainment area! Step outside into your own private oasis. The fenced backyard is beautifully landscaped, with a two-tier deck perfect for summer BBQs, relaxing, or entertaining guests complimented by trees and shed. Icing on the cake is the attached heated double car garage, youâ€™ll have all the room you need for your vehicles and storage. The fully finished basement provides additional living space, making this home truly complete. Donâ€™t miss your chance to own this stunning property in one of the most desirable neighborhoods around! Schedule your private showing today!



Built in 2007

Essential Information

MLS® #	A2200105
Price	\$499,900
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,861
Acres	0.12
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	7009 86a Street
Subdivision	Signature Falls
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8X 0C8

Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

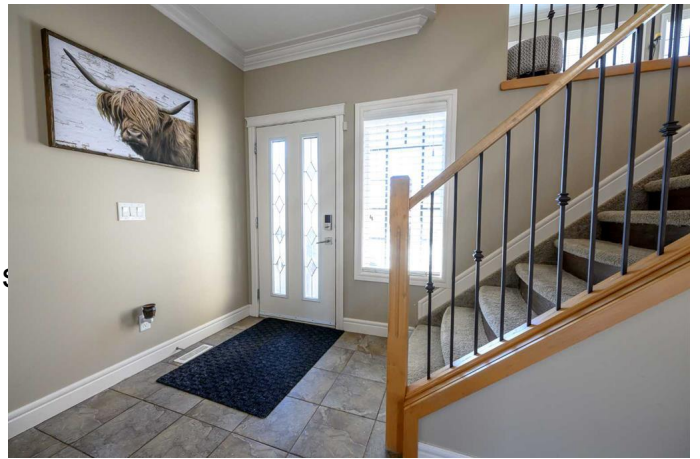
Interior

Interior Features	High Ceilings, No Smoking Home, Open Floorplan, Pantry, See Remarks
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room

Has Basement Yes
Basement Finished, Full

Exterior

Exterior Features Fire Pit
Lot Description Back Yard, Front Yard, Landscaping
Roof Asphalt Shingle
Construction Mixed
Foundation Poured Concrete



Additional Information

Date Listed March 7th, 2025
Days on Market 28
Zoning RS

Listing Details

Listing Office RE/MAX Grande Prairie

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