

\$719,900 - 7053 85 Street, Grande Prairie

MLS® #A2211612

\$719,900

3 Bedroom, 3.00 Bathroom, 2,300 sqft
Residential on 0.13 Acres

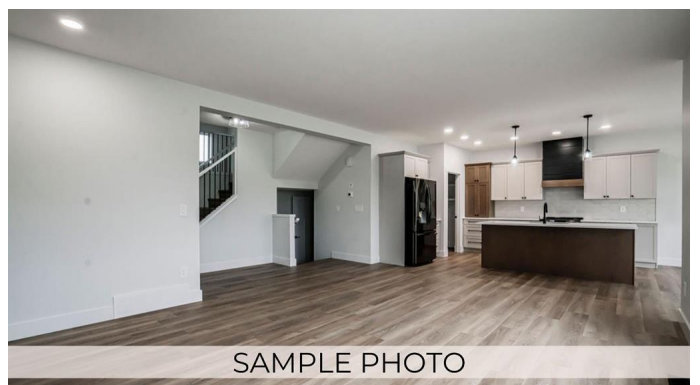
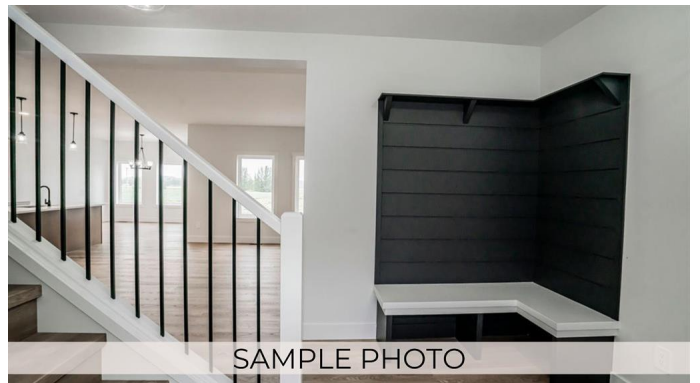
Signature Falls, Grande Prairie, Alberta

Discover the highly sought-after "Monte Carlo" floor plan, now available with a triple car garage and a walk-out basement backing onto scenic Woody Creekâ€™ located just down from a childrenâ€™s park in the desirable, family-friendly neighbourhood of Signature Falls. This spacious two storey home boasts a welcoming front entry and an open-concept main floor featuring a massive central island, abundant cabinetry, and an oversized dining nook. The living area is highlighted by stunning East-facing windows and a modern fireplace design. Conveniently located off the garage, youâ€™ll find a mudroom and a half bath. Upstairs offers a generous bonus room with a recently added office/den space and a full laundry room for added convenience. The upper level includes three well sized bedrooms, including a luxurious primary suite complete with a walk-in closet and a beautifully designed ensuite. The walk-out basement offers great potential for future development, with large windows providing plenty of natural light. This thoughtfully designed floor plan is perfect for buyers seeking extra space in a prime location. Book your showing today!

Built in 2025

Essential Information

| | |
|--------|-----------|
| MLS® # | A2211612 |
| Price | \$719,900 |



| | |
|----------------|-------------|
| Bedrooms | 3 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 2,300 |
| Acres | 0.13 |
| Year Built | 2025 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-----------------|
| Address | 7053 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 Animal Home, No Smoking Home, Open Floorplan, Pantry, See Remarks, Walk-In Closet(s) |
| Appliances | Garage Control(s), None |
| Heating | Forced Air |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Electric |
| Has Basement | Yes |
| Basement | Full, Unfinished, Walk-Out |

Exterior

| | |
|-------------------|------|
| Exterior Features | None |
|-------------------|------|

| | |
|-----------------|--|
| Lot Description | Creek/River/Stream/Pond, No Neighbours Behind, See Remarks |
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|----------------|
| Date Listed | May 12th, 2025 |
| Days on Market | 20 |
| Zoning | RR |

Listing Details

| | |
|----------------|-----------------------|
| Listing Office | RE/MAX Grande Prairie |
|----------------|-----------------------|

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