

**7102 85A Street
Grande Prairie, Alberta**

MLS # A2181821



\$489,900

Division:	Signature Falls		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,575 sq.ft.	Age:	2024 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, See Remarks		

Inclusions: Alberta New Home Warranty, 1 year Unique Homes Warranty

Job #653 - The Kailey by Unique Home Concepts. This stunning 1,575 sq. ft. 2 storey home offers modern open concept living with beautiful finishes, all in the desirable family friendly neighbourhood of Signature Falls. Located near a park, playground, and K-8 school, it's the perfect spot for families. The spacious front entry leads to a bright and inviting main floor. The living room features a cozy fireplace and large windows that fill the space with natural light. The dining area includes sliding glass patio doors, while the beautifully designed kitchen boasts a centre island, quartz countertops, and a pantry. Convenient main floor laundry and access to the double garage add to the functionality of this level. Durable vinyl plank flooring runs throughout, blending soft tones with sleek modern accents. Upstairs, you'll find three generously sized bedrooms, including a luxurious primary suite with a walk-in closet and a 5-piece ensuite featuring a tub and double sinks. The basement is ready for your personal touch and future development. Book your showing today! Great location on quiet side street just down from children's park!