

**7102 87B Street
Grande Prairie, Alberta**

MLS # A2199468



\$598,000

Division:	Signature Falls		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,313 sq.ft.	Age:	2012 (13 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Corner Lot, Few Trees, Landscaped		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, Pantry, Soaking Tub, Storage, Walk-In Closet(s)		

Inclusions: N/A

This spacious 2-story home in Signature Falls offers incredible value and a prime location! With a rear easement and an acreage as one neighbor, this home provides a sense of privacy while still being in town. Inside, the open-concept design is highlighted by coffered ceilings, luxury accents, and massive windows that flood the space with natural light. The living room is anchored by a stunning stone-accented gas fireplace with a contrasting wooden mantel, while the kitchen boasts quartz countertops, soft-close cabinetry, a massive island with a built-in wine rack, stainless steel appliances, and a corner pantry. The two-toned cabinetry—rich dark brown with a crisp white island—adds a modern touch. The adjoining dining area leads to a private deck with a privacy fence and a scenic view of mature trees. A half bath and main-floor laundry provide convenience, with laundry access leading to the heated triple-car garage. Upstairs, the primary suite is a true retreat, featuring a massive walk-in closet and an incredible 5-piece ensuite with his-and-hers sinks, a freestanding tub, and a glass-and-tile shower. Two additional spacious bedrooms, a 3-piece bathroom, and a large bonus room just a few steps down from the bedrooms, complete the upper level. The fully finished basement offers even more space, with a large family room, two additional bedrooms, a 3-piece bathroom, and plenty of storage. Priced to sell, this is an opportunity you don't want to miss! Book your showing today!