

**7009 86A Street  
Grande Prairie, Alberta**

**MLS # A2200105**



**\$509,900**

<b>Division:</b>	Signature Falls		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,861 sq.ft.	<b>Age:</b>	2007 (18 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Landscaped, Lawn, Treed		

**Heating:** Forced Air, Natural Gas

**Water:** -

**Floors:** Carpet, Laminate, Tile

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Finished, Full

**LLD:** -

**Exterior:** Mixed

**Zoning:** RS

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** High Ceilings, No Smoking Home, Open Floorplan, Pantry, See Remarks

**Inclusions:** Window Coverings, Garage Heater

Welcome to this immaculate 2007-built 2-storey home, offering everything you'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, you'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. Don't miss your chance to own this stunning property in one of the most desirable neighborhoods around! Schedule your private showing today!