

# \$609,900 - 7045 85 Street, Grande Prairie

MLS® #A2147779

**\$609,900**

3 Bedroom, 3.00 Bathroom, 1,778 sqft

Residential on 0.14 Acres

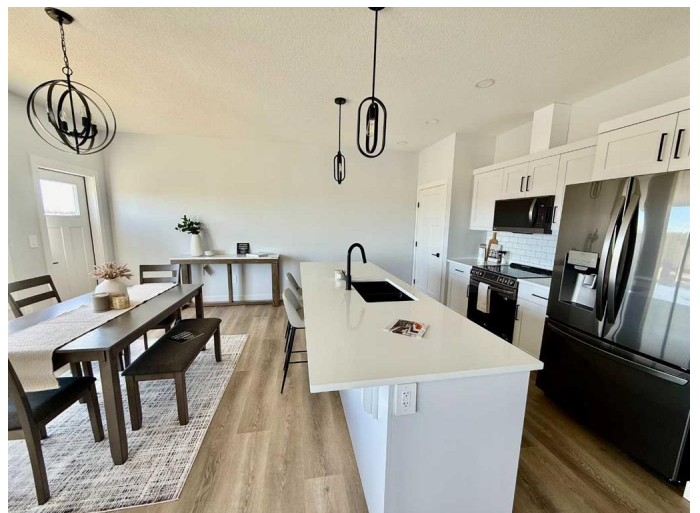
Signature Falls, Grande Prairie, Alberta

COMPLETE & READY FOR IMMEDIATE POSSESSION!! Very popular 2 storey floor plan "The Jade" with walk-out bsmt backing onto Woody Creek in the family friendly neighborhood of Signature Falls. This 1778 sq.ft home features triple car garage, spacious front entry with access to half bath & main flr laundry room. Gorgeous open concept main floor features centre island, tons of cabinets, beautiful windows overlooking the creek and a spacious family room with electric fireplace. Upstairs offers 2nd/3rd great sized bedrooms with full bath and a stunning Primary suite with windows facing the creek and a massive ensuite with soaker tub, walk-in closet and dbl vanities. Bsmt open for future development with huge walk-out windows and backyard access. This home is now complete, call today for more details !

Built in 2024

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2147779  |
| Price          | \$609,900 |
| Bedrooms       | 3         |
| Bathrooms      | 3.00      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,778     |
| Acres          | 0.14      |



|            |             |
|------------|-------------|
| Year Built | 2024        |
| Type       | Residential |
| Sub-Type   | Detached    |
| Style      | 2 Storey    |
| Status     | Active      |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 7045 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, Quartz Counters, See Remarks, Separate Entrance, Sump Pump(s) |
| Appliances        | Dishwasher, Garage Control(s), Microwave, Refrigerator, Stove(s)                                                                       |
| Heating           | Forced Air                                                                                                                             |
| Cooling           | None                                                                                                                                   |
| Fireplace         | Yes                                                                                                                                    |
| # of Fireplaces   | 1                                                                                                                                      |
| Fireplaces        | Electric, Living Room                                                                                                                  |
| Has Basement      | Yes                                                                                                                                    |
| Basement          | Full, Unfinished, Walk-Out                                                                                                             |

### Exterior

|                   |                                |
|-------------------|--------------------------------|
| Exterior Features | None, Playground, Private Yard |
| Lot Description   | No Neighbours Behind           |
| Roof              | Asphalt Shingle                |
| Construction      | Vinyl Siding                   |
| Foundation        | Poured Concrete                |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | November 19th, 2024 |
| Days on Market | 211                 |
| Zoning         | RR                  |

**Listing Details**

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

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