



DON'T GAMBLE WITH YOUR HOME.
RE/MAX JACK
 OUELLETTE
 ASSOCIATE

780-831-7725
 jackadmin@gpremax.com

7030 86 Street
 Grande Prairie, Alberta

MLS # A2190026



\$509,900

Division:	Signature Falls		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,886 sq.ft.	Age:	2014 (11 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete	Zoning:	LDR
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: WINDOW COVERINGS

This stunning modern home features high-end finishes, including luxurious granite and quartz countertops, beautiful tile work and more! Ideally situated on a quiet street in the family-friendly, highly sought-after neighborhood of Signature Falls, this property is close to two parks. The home boasts a thoughtfully designed modern layout. The open-concept main floor centers around a stylish kitchen, subtly separated from the living area to create defined spaces. The dining area leads you out to the deck which boasts a gas line for your BBQ. The cozy living room features a stunning gas fireplace and mantle. There is also main floor laundry and a half bath. Upstairs, you'll find a BONUS family media room—a perfect spot for relaxation or entertainment. The standout "Master Relaxation Suite" is a true retreat, complete with a cozy sitting area, jet tub, walk-in shower, and spacious walk-in closet. There are two more great sized bedrooms and a full bath on this level. The basement has been developed with a very large bedroom, full bath, a rec room area and plenty of storage closets. The garage has is spacious with a heater and great landing and storage area. Abundant windows, an open and airy ambiance, and a well-planned design make this home an absolute gem!