

# \$514,900 - 7109 86 Street, Grande Prairie

MLS® #A2147811

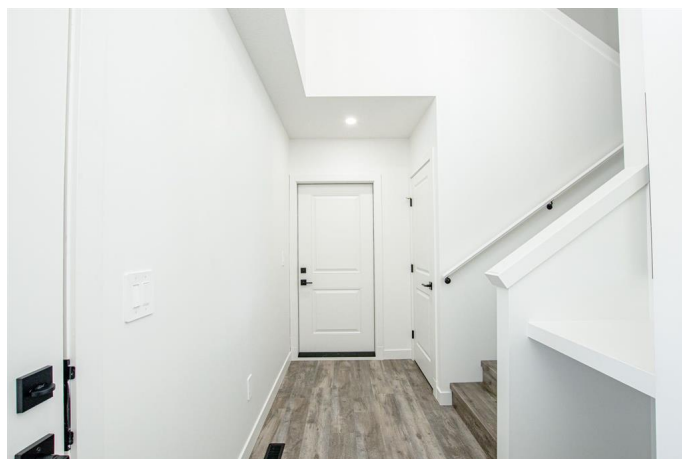
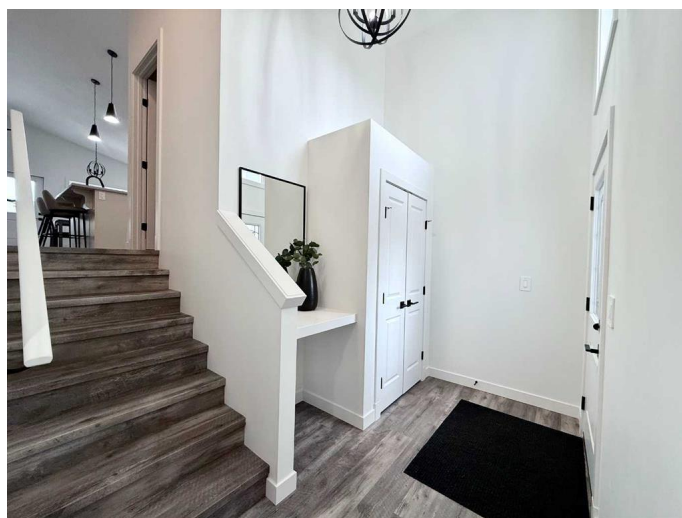
## \$514,900

3 Bedroom, 2.00 Bathroom, 1,516 sqft  
Residential on 0.12 Acres

Signature Falls, Grande Prairie, Alberta

Job 648 - The Lucy by Unique Home Concepts. NOW COMPLETE! This highly sought-after 1,516 sq ft modified bi-level floor plan is now available in Signature Falls! Step into the spacious and inviting front entry which provides convenient access to the 21x24.6' attached garage. The main floor features conveniently located laundry room, two great sized bedrooms, a full bathroom and open-concept living area with stunning vaulted ceilings. Enjoy the cozy fireplace in the living room, the dining area with a garden door, and a kitchen complete with a centre island, corner pantry, and brand-new black stainless steel appliances included! The upper level primary bedroom offers a luxurious ensuite and a large walk-in closet and soaker tub. Thoughtful modern farmhouse style evident throughout making this home both stylish and functional! The undeveloped basement provides a blank canvas for future owners personal touches. Various floorplans available in Signature Falls, reach out today for more details on upcoming builds!

Built in 2024



## Essential Information

MLS® #	A2147811
Price	\$514,900
Bedrooms	3
Bathrooms	2.00

Full Baths	2
Square Footage	1,516
Acres	0.12
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	Modified Bi-Level
Status	Active

### **Community Information**

Address	7109 86 Street
Subdivision	Signature Falls
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8X 0N9

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Kitchen Island, No Smoking Home, Open Floorplan, Walk-In Closet(s), High Ceilings, No Animal Home, Pantry, See Remarks
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

### **Exterior**

Exterior Features	None
Lot Description	See Remarks
Roof	Asphalt Shingle
Construction	Vinyl Siding

Foundation            Poured Concrete

### **Additional Information**

Date Listed            October 23rd, 2024

Days on Market        141

Zoning                  RG

### **Listing Details**

Listing Office          RE/MAX Grande Prairie

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