

**7109 86 Street**  
**Grande Prairie, Alberta**

**MLS # A2147811**



**\$514,900**

<b>Division:</b>	Signature Falls		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Modified Bi-Level		
<b>Size:</b>	1,516 sq.ft.	<b>Age:</b>	2024 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	See Remarks		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, See Remarks, Walk-In Closet(s)		

**Inclusions:** Black Stainless Refrigerator, Stove, Dishwasher, Microwave, Garage Door Opener & Controls

Job 648 - The Lucy by Unique Home Concepts. 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!