

**7102 86 Street**  
**Grande Prairie, Alberta**

**MLS # A2164981**



**\$429,900**

<b>Division:</b>	Signature Falls		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,590 sq.ft.	<b>Age:</b>	2014 (10 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Lawn, Landscaped		

**Heating:** Forced Air, Natural Gas

**Water:** -

**Floors:** Carpet, Tile

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Full, Unfinished

**LLD:** -

**Exterior:** Mixed

**Zoning:** RS

**Foundation:** Poured Concrete

**Utilities:** -

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

**Inclusions:** N/A

Stunning 2 Storey Home in the much desired subdivision of Signature Falls. Like new this Unique Home "Kailey" plan is quality built and accommodating to all families. First floor offers a bright and popular open concept between the kitchen, dining, and living room as well as the desired main floor laundry . Functional kitchen offers corner pantry, new kitchen appliances , tile backsplash & built-in work station. Dining room offers rear deck access and a convenient half bath completing this fascinating level. Upstairs hosts a spacious master bedroom with walk-in closet and 3 pc ensuite. 2 more bedrooms and a full bathroom accommodate the remainder. Basement is an open canvas awaiting you to finish it the way your heart desires. West facing the rear deck and backyard is fully fenced and landscaped. Soak in the sun all evening long! Fantastic location close to all south end amenities and schools. Super well maintained home, book your showings now!