

# \$659,000 - 7041 85 Street, Grande Prairie

MLS® #A2241336

## \$659,000

4 Bedroom, 3.00 Bathroom, 1,842 sqft  
Residential on 0.15 Acres

Signature Falls, Grande Prairie, Alberta

Stunning fully developed walk-out home with triple heated garage, backing onto a pond and walking trails in sought-after Signature Falls! This beautifully maintained home offers everything you could want—ICF foundation, tankless hot water (only 2.5 years old), A/C, underground irrigation, aggregate concrete driveway and sidewalk, hardwood and tile flooring, and granite countertops throughout. Step through the double front doors into a spacious foyer with soaring vaulted ceilings and a walk-in closet. The bright and open main living area features a modern kitchen with NEW stainless steel appliances (5 year warranty), a large island, granite counters, corner pantry, wine storage, and built-in garbage/recycling. The generous dining area offers room for a large table and hutch, with garden door access to the maintenance-free upper deck—perfect for enjoying views of the pond and open field beyond. The living room is filled with natural light and centered around a cozy gas fireplace. Two oversized bedrooms and a full bath are also located on the main level, while the private primary suite is tucked away upstairs. It includes a walk-in closet and luxurious ensuite with a jetted tub, dual sinks with upper cabinet storage, and a custom glass/tile shower complete with rain head and body jets. The bright, walk-out basement is ideal for entertaining with a large rec/games room, a theatre room fully equipped with projector, screen and sound along with blackout shades with direct access to the



lower covered composite deck and backyard, a fourth bedroom, and a beautifully tiled bathroom with walk-in shower complete the basement. The fully finished heated triple garage features hot/cold taps, built in cabinets and a man door to the backyard. The yard is fully fenced and nicely landscapedâ€”move-in ready and ideal for families or anyone who loves to entertain.

Located in Signature Falls, one of Grande Prairieâ€™s most desirable communities, youâ€™ll enjoy beautiful trails, parks, and quick access to schools, shopping, and other amenities. This home truly has it all!

Built in 2015

### **Essential Information**

MLS® #	A2241336
Price	\$659,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,842
Acres	0.15
Year Built	2015
Type	Residential
Sub-Type	Detached
Style	Modified Bi-Level
Status	Active

### **Community Information**

Address	7041 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	Dry Bar, High Ceilings, Kitchen
Appliances	Dishwasher, Electric Stove, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out

### Exterior

Exterior Features	BBQ gas line, Private Yard
Lot Description	Backs on to Park/Green Space, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame, Glass
Foundation	ICF Block

### Additional Information

Date Listed	July 18th, 2025
Days on Market	57
Zoning	RR

### Listing Details

Listing Office	Sutton Group Grande Prairie Professionals
----------------	---

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.

