

\$649,900 - 7041 85 Street, Grande Prairie

MLS® #A2257905

\$649,900

4 Bedroom, 3.00 Bathroom, 1,842 sqft

Residential on 0.15 Acres

Signature Falls, Grande Prairie, Alberta

Immaculate with nothing to do but move in, 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 landscaped”move-in ready and ideal for families or anyone who loves to entertain.

Located in Signature Falls, one of Grande Prairie”™s most desirable communities, you”™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® #	A2257905
Price	\$649,900
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 Island, Stone Counters
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, 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, Creek/River/Stream/Pond, Landscaped, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame, Glass
Foundation	ICF Block

Additional Information

Date Listed	September 17th, 2025
Days on Market	1
Zoning	RR

Listing Details

Listing Office	Sutton Group Grande Prairie Professionals
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