\$554,900 - 7025 85 Street, Grande Prairie

MLS® #A2266503

\$554,900

4 Bedroom, 3.00 Bathroom, 1,436 sqft Residential on 0.12 Acres

Signature Falls, Grande Prairie, Alberta

Located in the highly desirable community of Signature Falls, this stunning home offers modern comfort, elegant finishes, and a layout designed for everyday living. From the moment you walk inside, you'II be impressed by the open design, high-end details, and inviting atmosphere throughout.

The kitchen is a true highlight, featuring rich dark maple cabinetry, a large island with breakfast bar, modern tile backsplash, and high-end stainless steel appliances, a perfect space for both cooking and entertaining. Off the kitchen, the dining area and living room flow seamlessly together, centered around a cozy gas fireplace that's ideal for our cool northern winters or relaxing rainy days.

All of the bedrooms are generous in size, but the primary suite is an absolute retreat. You'II love the spacious layout and private ensuite with dual vanities, a therapeutic tiled shower, and convenient access to the walk-in closet with laundry, keeping everything right where you need it.

Downstairs, the fully developed walk-out basement offers even more living space, featuring a large family room, two additional bedrooms and another full bathroom, creating the perfect setup for guests or family.

With its beautiful design, smart layout, and sought-after Signature Falls location, this







home truly offers the best in comfort and convenience. Reach out to an agent to book a showing today!

Built in 2010

Essential Information

MLS® # A2266503 Price \$554,900

Bedrooms 4

Bathrooms 3.00
Full Baths 2
Half Baths 1

Square Footage 1,436 Acres 0.12 Year Built 2010

Type Residential
Sub-Type Detached
Style Bungalow
Status Active

Community Information

Address 7025 85 Street
Subdivision Signature Falls
City Grande Prairie
County Grande Prairie

Province Alberta
Postal Code T8X 0J3

Amenities

Parking Spaces 4

Parking Double Garage Attached

of Garages 2

Interior

Interior Features Breakfast Bar, Ceiling Fan(s), Double Vanity, Kitchen Island, See

Remarks, Walk-In Closet(s)

Appliances Dishwasher, Refrigerator, Stove(s), Washer/Dryer, Window Coverings

Heating Forced Air

Cooling None

Fireplace Yes

of Fireplaces

Fireplaces Gas

Has Basement Yes

Basement Full

Exterior

Exterior Features Private Yard

Lot Description Back Yard, City Lot, Front Yard, Landscaped

Roof Asphalt Shingle

1

Construction Stone, Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed October 27th, 2025

Days on Market 9

Zoning RR

Listing Details

Listing Office eXp Realty

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