

\$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

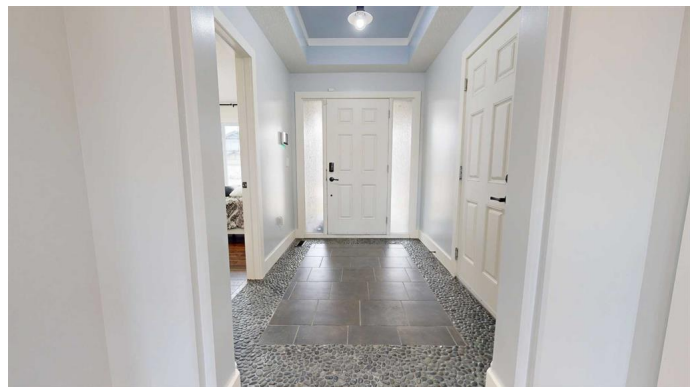
Located in the highly desirable community of Signature Falls, this stunning home offers modern comfort, elegant finishes, and a layout designed for everyday living. From the moment you walk inside, you™ll be impressed by the open design, high-end details, and inviting atmosphere throughout.

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™ll 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	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, City Lot, Front Yard, Landscaped
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 27th, 2025
Days on Market	7
Zoning	RR

Listing Details

Listing Office	eXp Realty
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