

\$580,000 - 7018 85a Street, Grande Prairie

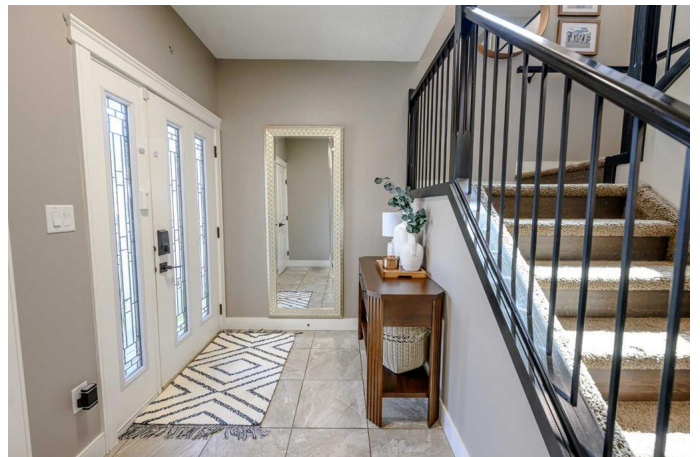
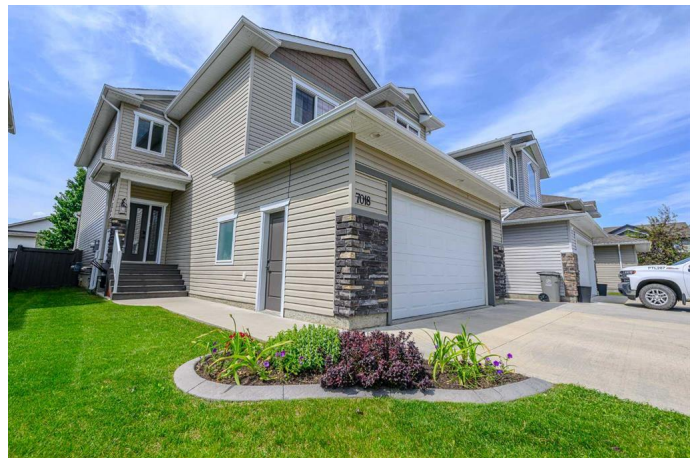
MLS® #A2233162

\$580,000

5 Bedroom, 4.00 Bathroom, 2,086 sqft
Residential on 0.11 Acres

Signature Falls, Grande Prairie, Alberta

Welcome home to this stunning 2086 sq ft two-storey home, perfect for families and located in the highly desirable Signature Falls area of Grande Prairie. With four bedrooms and a laundry room all on the upper level, it's perfect for the growing family. Built by Gordey Homes, this property welcomes you with a bright entryway that leads into a spacious living room featuring tray ceilings and a cozy gas fireplace with sleek stone finishing. The kitchen is stylish and functional, complete with new appliances, granite countertops, a corner pantry, an island with an eat-up bar, and plenty of cabinet space. The dining area offers lots of natural light and opens through French doors to a 2 tier back deck with gazebo and hot tub, making it ideal for family meals or entertaining. Upstairs, the large master bedroom includes a beautiful five-piece ensuite and a walk-in closet. There are three more well-sized bedrooms, a handy office or homework nook, and the convenience of having the laundry room right there—no more carrying baskets up and down stairs. The finished basement offers even more space with a second living area, a big spare bedroom, and a full bathroom with warm in-floor heating—great for guests, teens, or extra family space. This home also features air conditioning, a heated double garage that fits a full-sized pickup, and a fully fenced, landscaped backyard. Living in Signature Falls means enjoying quiet streets, walking trails, and lots of green spaces and playgrounds.



Itâ€™s a safe, friendly neighbourhood close to great schools, grocery stores, restaurants, and the Eastlink Centre. Itâ€™s the perfect location for a growing family. If youâ€™re looking for a spacious, move-in-ready home in a great family neighbourhood, this one is a must-see.

Built in 2013

Essential Information

MLS® #	A2233162
Price	\$580,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,086
Acres	0.11
Year Built	2013
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	7018 85a Street
Subdivision	Signature Falls
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8X 0M4

Amenities

Parking Spaces	5
Parking	Double Garage Attached

of Garages 2

Interior

Interior Features Open Floorplan, Pantry, Quartz Counters, Soaking Tub
Appliances Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating Forced Air
Cooling Central Air
Fireplace Yes
of Fireplaces 1
Fireplaces Gas
Has Basement Yes
Basement Finished, Full

Exterior

Exterior Features Private Yard, Awning(s)
Lot Description Back Yard, Landscaped
Roof Asphalt Shingle
Construction Vinyl Siding, Wood Frame
Foundation Poured Concrete

Additional Information

Date Listed June 20th, 2025
Days on Market 6
Zoning RG

Listing Details

Listing Office Sutton Group Grande Prairie Professionals

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