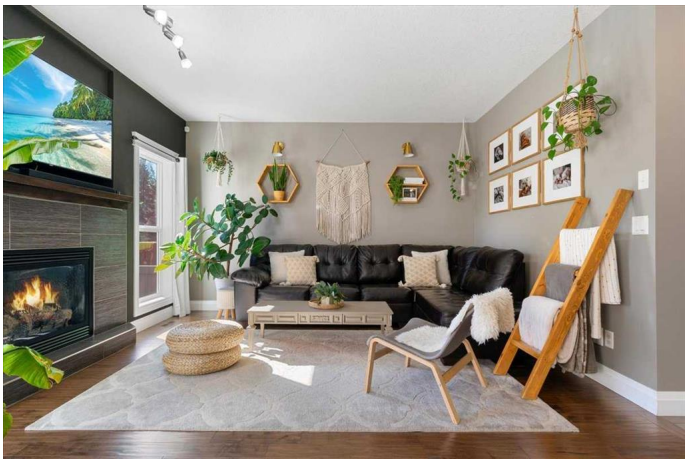
$549,900 - 7109 87b Street, Grande Prairie

MLS® #A2250442

$549,900
4 Bedroom, 4.00 Bathroom, 1,771 sqft
Residential on 0.11 Acres



Signature Falls, Grande Prairie, Alberta

Welcome to 7109 87B Street in the highly desirable neighborhood of Signature Fallsâ€”a community admired for its modern homes, peaceful streets, walking trails, and family-friendly atmosphere. This remarkable two-storey home combines elegance, thoughtful design, and functionality, offering nearly 1,800 sq ft above grade plus a fully finished basement, giving you over 2,500 sq ft of beautifully finished living space.

From the moment you arrive, the home makes a lasting impression with its inviting curb appeal and covered entryway. Step inside to a bright, spacious foyer that immediately opens into the heart of the home. The main floor is finished entirely in rich hardwood and tile, a true testament to quality. The living room welcomes you with its coffered ceilings, large windows, and a cozy gas fireplaceâ€”a space designed equally for entertaining and relaxation. Just beyond, the dining nook and kitchen blend style with practicality. The kitchen offers an abundance of cabinetry, ample counter space, quality appliances, and a natural flow that makes meal preparation and hosting effortless. From here, step out to the back deck and landscaped yard, where summer barbecues, family gatherings, and quiet evenings await. The convenience of main-floor laundry adds even more practicality to daily life.

Upstairs, discover a thoughtful layout that

places all three bedrooms on the same level. The highlight is the primary retreat, which feels more like a private getaway. It features a spacious walk-in closet and a spa-inspired 5-piece ensuite complete with a jetted tub, fully tiled shower, and dual sinksâ€”perfect for unwinding at the end of the day. Two additional bedrooms and another full bath provide comfort and flexibility for family members or guests.

The fully finished basement extends your living options and was designed with versatility in mind. A massive family room offers endless possibilitiesâ€”movie nights, a games area, a fitness space, or all of the above. An additional fourth bedroom and full bathroom complete this level, making it an excellent private space for older children, extended family, or visiting guests.

Additional upgrades include air conditioning for year-round comfort, central vacuum for convenience, abundant storage solutions, and timeless finishing throughout. The exterior is just as impressive, featuring a fully fenced and landscaped backyard with a large deckâ€”the ideal place to entertain, garden, or simply relax in privacy.

The location is the final piece that makes this home truly special. Situated in one of Grande Prairieâ€™s premier communities, youâ€™ll enjoy close proximity to schools, parks, playgrounds, and scenic walking trails, all while being tucked away in a quiet residential setting that emphasizes both convenience and lifestyle.

If youâ€™ve been searching for a home that blends modern style, family functionality, and a location that enhances your everyday living, 7109 87B Street is the perfect fit. Schedule your private showing today.

Built in 2012

Essential Information

MLS® #	A2250442
Price	$549,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,771
Acres	0.11
Year Built	2012
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	7109 87b Street
Subdivision	Signature Falls
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8X0K5

Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Double Vanity, No Smoking Home, Tray Ceiling(s), Walk-In Closet(s), Crown Molding
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard, Storage
Lot Description	Back Yard, City Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	August 21st, 2025
Days on Market	3
Zoning	RES

Listing Details

Listing Office	Real Broker

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