

# \$459,900 - 7005 87 Street, Grande Prairie

MLS® #A2225359

**\$459,900**

5 Bedroom, 3.00 Bathroom, 1,227 sqft  
Residential on 0.12 Acres

Signature Falls, Grande Prairie, Alberta

Tucked away on a quiet street in Signature Falls, this immaculate modified bi-level offers a combination of style, function, and comfort. From the moment you walk in, the stunning tiled entry sets the tone for the thoughtfully designed space, opening into a spacious and bright main living area with vaulted ceilings and an open-concept layout.

The kitchen is both stylish and practical, featuring rich charcoal cabinetry with crown moulding, corner pantry, stainless appliances (DW 1 yr old), large island with eating bar and new sink, and striking brand new epoxy countertops. Just off the dining area, a screen door leads to the impressive rear deck with gas line for BBQ – ideal for outdoor entertaining.

The main floor is completed by two additional spare bedrooms and another full 4-piece bathroom – ideal for children, guests, or a home office setup.

Upstairs, the private master suite includes a walk-in closet and a 4-piece ensuite with a deep soaker tub and tiled surround.

Downstairs, the professionally finished basement provides plenty of additional living space, including a large rec room with cozy wainscoting, two more bedrooms, a full bathroom, and a well-equipped laundry room with cabinetry, counter space, sink, bar fridge, clothes hangers, under-stair storage, and even a brand new barn door. The utility room is neatly tucked away behind laundry closet doors, and the T-bar ceiling allows for easy



access to utilities

The double attached heated garage is equally impressive—insulated, drywalled, and loaded with extras including a painted floor, floor drain, hot/cold taps, shelving, 220V + sub-panel, and even a new garage door.

There's also a screen door and an I-Beam for added functionality.

Additional features throughout the home include air conditioning, all-new light fixtures, fresh paint, newer carpets (3 years), new door hardware and light covers, updated bathroom fans and showerheads.

Outside, the private backyard is a true retreat—fully fenced and landscaped with a large deck, freshly painted metal railing, a concrete patio that spans the length of the deck, a fire pit with benches, massive crabapple tree and a 12x12 shed for storage.

The extended driveway offers extra parking space, including room for an RV.

This home has been extremely well cared for and is completely move-in ready—truly a must-see in Signature Falls!

Built in 2006

## Essential Information

MLS® #	A2225359
Price	\$459,900
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,227
Acres	0.12
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	Modified Bi-Level

Status	Active
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### Community Information

Address	7005 87 Street
Subdivision	Signature Falls
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8X 0C8

### Amenities

Parking Spaces	6
Parking	220 Volt Wiring, Double Garage Attached, Heated Garage, RV Access/Parking
# of Garages	2

### Interior

Interior Features	Breakfast Bar, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Sump Pump(s), Suspended Ceiling, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	BBQ gas line, Fire Pit, Private Yard
Lot Description	Few Trees, Fruit Trees/Shrub(s), Interior Lot, Landscaped, Private
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	June 4th, 2025
Days on Market	18
Zoning	RS

### Listing Details

Listing Office

Grassroots Realty Group Ltd.

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