

# \$699,900 - 7061 85 Street, Grande Prairie

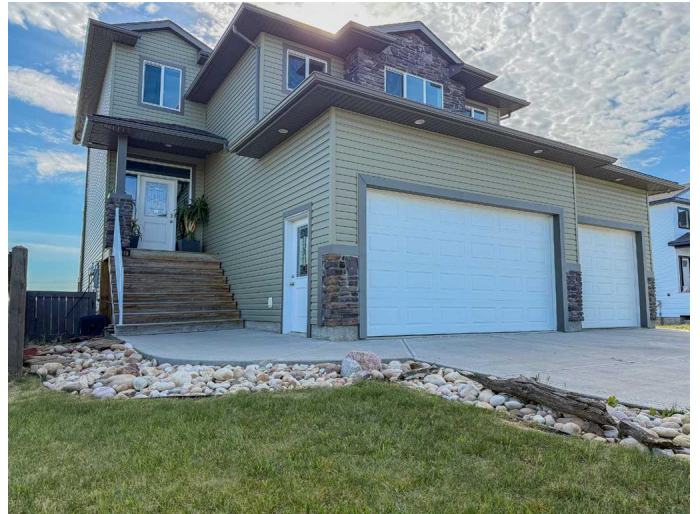
MLS® #A2223529

**\$699,900**

3 Bedroom, 4.00 Bathroom, 2,323 sqft  
Residential on 0.13 Acres

Signature Falls, Grande Prairie, Alberta

Welcome to this stunning, one-owner custom-built home in the highly sought-after community of Signature Falls. Perfectly positioned, backing onto a peaceful pond and lush green space, this thoughtfully designed two-story home combines luxury, comfort, and nature. From the moment you step inside the spacious front entry, you'll appreciate the quality and care that has gone into every detail. The main floor features an open-concept layout centered around a warm and inviting living room with a cozy gas fireplace. The kitchen is a chef's dream with custom cabinetry, a large island with seating, high-quality countertops, a classic tile backsplash, and a gas stove. The dining area is filled with natural light and offers beautiful views of the water through large windows and sliding patio doors that lead to the deck. Upstairs, you'll find a versatile bonus room that can be used as a home office, gym, or playroom, as well as a spacious laundry room. A few steps lead up to a generously sized secondary bedroom and a full 3-piece main bathroom. The true highlight, however, is the primary suite! A peaceful retreat featuring ample space for a sitting area, access to a private upper deck with pond views, an impressive walk-in closet with custom organizers, and a luxurious 5-piece ensuite complete with double sinks, a soaker tub, and a steam shower. The fully developed walk-out basement is built for entertaining, with a large family room that includes a home theatre



setup, a stylish bar area, a guest bedroom, and additional storage space. Outside you will enjoy a beautifully landscaped backyard that includes a covered lower patio, a built-in firepit area, and fresh raspberry bushes. Additional features of this home include central air conditioning, an on-demand hot water system, and a heated triple-car garage with room for vehicles, storage, and hobbies. Ideally located kitty-corner to a playground and close to schools, parks, and shopping, this home offers the perfect balance of upscale living and everyday convenience. Donâ€™t miss your opportunity to own this one-of-a-kind propertyâ€”contact your favorite agent today to book a private tour!

Built in 2013

**Essential Information**

MLS® #	A2223529
Price	\$699,900
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,323
Acres	0.13
Year Built	2013
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	7061 85 Street
Subdivision	Signature Falls
City	Grande Prairie
County	Grande Prairie
Province	Alberta

Postal Code T8X 0J3

### Amenities

Parking Spaces 5  
Parking Driveway, Triple Garage Attached  
# of Garages 3

### Interior

Interior Features Bar, Ceiling Fan(s), Closet Organizers, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s)  
Appliances Dishwasher, Refrigerator, Stove(s), Washer/Dryer  
Heating Forced Air, Natural Gas  
Cooling Central Air  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Gas, Living Room  
Has Basement Yes  
Basement Finished, Full, Walk-Out

### Exterior

Exterior Features Fire Pit  
Lot Description Back Yard, Creek/River/Stream/Pond  
Roof Asphalt Shingle  
Construction Vinyl Siding  
Foundation Poured Concrete

### Additional Information

Date Listed May 23rd, 2025  
Days on Market 15  
Zoning RR

### Listing Details

Listing Office RE/MAX Grande Prairie

Data is supplied by Pillar 9â„ MLSÂ® System. Pillar 9â„ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.