

# \$459,900 - 7006 87 Street, Grande Prairie

MLS® #A2242128

**\$459,900**

5 Bedroom, 3.00 Bathroom, 1,523 sqft

Residential on 0.12 Acres

Signature Falls, Grande Prairie, Alberta

Welcome to this stunning family home in the highly desirable Signature Falls, where comfort meets convenience and nature surrounds you. With no rear neighbours and backing onto a beautiful treed space, you'll enjoy peaceful privacy while still being just steps from basketball courts, playgrounds galore, and Mother Theresa School.

Step inside to find rich real hardwood floors, large bright windows, and warm Tuscan cabinetry that sets the tone for the heart of the home. The kitchen offers plenty of counter space, a corner pantry, and a seamless connection to the living and dining areas—perfect for family life and entertaining alike. The large livingroom has a gas fireplace for cozy evenings with a view of the trees. The main floor includes two spacious bedrooms and a full 4-piece bathroom. Upstairs, the entire top level is dedicated to your primary retreat, a truly expansive space ready for oversized furniture and featuring a walk-in closet. The primary ensuite is sure to impress with tons of natural light, a double vanity, shower, private water closet, and a luxurious jetted soaker tub.

Downstairs, the fully developed basement offers two additional bedrooms, one with a large crawlspace for bonus storage, the other with double closets, plus another full 4-piece bathroom. The laundry area is neatly tucked away with utilities and even more storage



space.

Outside, enjoy your oversized deck with built-in storage underneath and a view that feels like your own private escape. The double attached garage is finished beautifully with shiplap walls and is fully heated, ready for any season.

This home truly has it all, in one of Grande Prairie’s most loved neighbourhoods. Come see it for yourself, you’ll fall in love.

Built in 2006

**Essential Information**

MLS® #	A2242128
Price	\$459,900
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,523
Acres	0.12
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	Modified Bi-Level
Status	Active

**Community Information**

Address	7006 87 Street
Subdivision	Signature Falls
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8X 0C8

**Amenities**

Parking Spaces	4
Parking	Double Garage Attached, Driveway

# of Garages 2

## Interior

Interior Features Ceiling Fan(s)  
Appliances Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer  
Heating Forced Air, Natural Gas  
Cooling None  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Gas  
Has Basement Yes  
Basement Finished, Full

## Exterior

Exterior Features Fire Pit, Garden, Private Yard, Misting System  
Lot Description Landscaped, Lawn, Many Trees, No Neighbours Behind, Private  
Roof Asphalt Shingle  
Construction Vinyl Siding  
Foundation Poured Concrete

## Additional Information

Date Listed July 22nd, 2025  
Days on Market 4  
Zoning RS

## Listing Details

Listing Office Sutton Group Grande Prairie Professionals

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