

\$649,900 - 7041 85 Street, Grande Prairie

MLS® #A2257905

\$649,900

4 Bedroom, 3.00 Bathroom, 1,842 sqft

Residential on 0.15 Acres

Signature Falls, Grande Prairie, Alberta

Immaculate with nothing to do but move in, fully developed walk-out home with triple heated garage, backing onto a pond and walking trails in sought-after Signature Falls! This beautifully maintained home offers everything you could want—ICF foundation, tankless hot water (only 2.5 years old), A/C, underground irrigation, aggregate concrete driveway and sidewalk, hardwood and tile flooring, and granite countertops throughout. Step through the double front doors into a spacious foyer with soaring vaulted ceilings and a walk-in closet. The bright and open main living area features a modern kitchen with NEW stainless steel appliances (5 year warranty), a large island, granite counters, corner pantry, wine storage, and built-in garbage/recycling. The generous dining area offers room for a large table and hutch, with garden door access to the maintenance-free upper deck—perfect for enjoying views of the pond and open field beyond. The living room is filled with natural light and centered around a cozy gas fireplace. Two oversized bedrooms and a full bath are also located on the main level, while the private primary suite is tucked away upstairs. It includes a walk-in closet and luxurious ensuite with a jetted tub, dual sinks with upper cabinet storage, and a custom glass/tile shower complete with rain head and body jets. The bright, walk-out basement is ideal for entertaining with a large rec/games room, a theatre room fully equipped with projector, screen and sound along with



blackout shades with direct access to the lower covered composite deck and backyard, a fourth bedroom, and a beautifully tiled bathroom with walk-in shower complete the basement. The fully finished heated triple garage features hot/cold taps, built in cabinets and a man door to the backyard. The yard is fully fenced and nicely landscaped”move-in ready and ideal for families or anyone who loves to entertain.

Located in Signature Falls, one of Grande Prairie”s most desirable communities, you”ll enjoy beautiful trails, parks, and quick access to schools, shopping, and other amenities. This home truly has it all!

Built in 2015

Essential Information

MLS® #	A2257905
Price	\$649,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,842
Acres	0.15
Year Built	2015
Type	Residential
Sub-Type	Detached
Style	Modified Bi-Level
Status	Active

Community Information

Address	7041 85 Street
Subdivision	Signature Falls
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8X 0J3

Amenities

Parking Spaces	6
Parking	Triple Garage Attached
# of Garages	3

Interior

Interior Features	Dry Bar, High Ceilings, Kitchen Island, Stone Counters
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	BBQ gas line, Private Yard
Lot Description	Backs on to Park/Green Space, Landscaped, No Neighbours Behind, Creek/River/Stream/Pond
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame, Glass
Foundation	ICF Block

Additional Information

Date Listed	September 17th, 2025
Days on Market	1
Zoning	RR

Listing Details

Listing Office	Sutton Group Grande Prairie Professionals
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