

\$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

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