



www.keyz.ca  
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7122 87A Street  
Grande Prairie, Alberta

MLS # A2208129



**\$459,900**

<b>Division:</b>	Signature Falls		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,116 sq.ft.	<b>Age:</b>	2011 (14 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Level, Rectangular Lot		

**Heating:** Forced Air, Natural Gas

**Floors:** Carpet, Hardwood, Tile

**Roof:** Asphalt Shingle

**Basement:** Finished, Full

**Exterior:** Concrete, Vinyl Siding

**Foundation:** Poured Concrete

**Features:** No Smoking Home

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** RS

**Utilities:** -

**Inclusions:** Air Conditioner

Discover the perfect family home in the highly sought-after Signature Falls neighborhood! This spacious 5-bedroom, 3-bathroom home offers comfort and convenience, featuring air conditioning to keep you cool in the summer and a heated garage for those chilly winter months. Inside, you'll find a beautiful blend of hardwood and tile flooring, adding elegance and durability throughout. The fully developed basement provides additional living space with a cozy family room, perfect for movie nights or entertaining guests. Outside, you'll love the RV parking in the back, offering plenty of space for your toys. Situated just steps from a school, walking trails, and parks, this home is in an ideal location for families. Don't miss your chance to call this stunning property home—schedule your private showing today!