



DON'T GAMBLE WITH YOUR HOME.

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7021 87 Street
Grande Prairie, Alberta

MLS # A2115879



\$454,900

Division:	Signature Falls		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,420 sq.ft.	Age:	2007 (17 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard		

Heating: High Efficiency, Forced Air, Natural Gas

Floors: Hardwood, Laminate

Roof: Asphalt Shingle

Basement: Finished, Full

Exterior: Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Kitchen Island, Open Floorplan, See Remarks

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: RS

Utilities: -

Inclusions: window shutters, picture rails

Great desirable location in Signature Falls - park/playground just across the street. Private backyard is surrounded by large towering aspen trees. This 1421 sq ft modified bi level has 5 bedrooms, 3 full bathrooms and 2 living spaces. Lots of updates including central air conditioning, wainscoting, wooden shutters on the windows, picture rails, new laminate flooring (no carpet in this house), bathroom & kitchen tile, gas line to the deck, deck privacy wall, concrete curbing and new dishwasher. This home also has a 38' long driveway to accommodate your RV in the summer. Book your showing to check out this home today!