

**7049 85 Street
Grande Prairie, Alberta**

MLS # A2149417



\$665,000

Division:	Signature Falls		
Type:	Residential/Duplex		
Style:	Bungalow, Up/Down		
Size:	1,623 sq.ft.	Age:	2020 (4 yrs old)
Beds:	6	Baths:	4
Garage:	Additional Parking, Concrete Driveway, Double Garage Attached, Garage Door		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space, City Lot, Front Yard, N		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite, Walk-Out To Grade	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	RR
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Closet Organizers, Crown Molding, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Smart Home, Soaking Tub, Storage, Sump Pump(s), Tankless Hot Water, Vinyl Windows, Walk-In Closet(s), Wired for Sound		
Inclusions:	2x Fridge, 2x Stove(a gas), 2x Dishwasher, 2x Microwave(1 OTR), 2x Washer, 2x Dryer		

Welcome to Signature Falls where you'll find this stunning executive up/down duplex offering an exceptional investment opportunity or the perfect solution for blended families seeking an ideal living option. A substantial 1623 square feet of meticulously designed space, this property features a total of six bedrooms and four bathrooms, coupled with the convenience of five parking spaces. Only 4 years old, this bungalow duplex showcases high-end finishings and modern luxury. Walk through the front door to the upper unit and feel invited by high ceilings, a spacious entryway with coat closet and garage access. The open-plan kitchen is a chef's dream, with a huge island, walk-in pantry, quartz countertops, and gas stove. A big dining area all opening up to the living room with a main brick gas fireplace centerpiece, all perfect for social gatherings. Built in speakers as well as lighting surrounding the main area hidden in the crown moulding, adding a warm and cozy atmosphere. The covered deck has a beautiful view past the pond where you can watch the sunrise, has a natural gas line as well as an added set of stairs to access the yard (which is rare with this layout). The master has space for any size bedroom set, has a walk in closet and ensuite featuring his/her sinks and a full body shower head. Two additional great sized bedrooms with great sized closets to match. Two storage closets, laundry room with sink and main bathroom complete this floor. Downstairs has an added bonus bedroom that is part of the upper unit and is completely separate from the lower unit. It can be used for anything you desire (bedroom/office/craft room/storage). Here you'll also find the clean utility room with everything tucked away and out of sight including the sump pump, as well as more storage. The lower unit has a main side entrance as well as a backdoor

leading to a backyard and concrete pad with shade from the upper deck. Inside feels just as bright as the upper unit with large windows and led lighting, continuing on the airy open bungalow feeling. Here you have the comfort of in floor heat. Two more perfect sized bedrooms, the master offering a full ensuite with walk in shower and walk in closet. Kitchen has everything you need including a dishwasher. Another spacious dining and living area all flow together. A laundry room and main bathroom complete this floor. Additional extras are custom window blinds throughout, hot water on demand, heated garage and composite deck. Outside has an extended concrete driveway to fit 3 vehicles which continues a concrete path of stairs to the lower suite. Exterior rock is a step up from your average brick siding. You don't want to miss this one!