

# SHELDON SWAIN

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7022 85A Street  
Grande Prairie, Alberta

MLS # A1020035



## \$469,900

|                  |                        |               |                  |
|------------------|------------------------|---------------|------------------|
| <b>Division:</b> | Signature Falls        |               |                  |
| <b>Type:</b>     | Residential/House      |               |                  |
| <b>Style:</b>    | -                      |               |                  |
| <b>Size:</b>     | 2,126 sq.ft.           | <b>Age:</b>   | 2013 (7 yrs old) |
| <b>Beds:</b>     | 4                      | <b>Baths:</b> | 3 full / 1 half  |
| <b>Garage:</b>   | Double Garage Attached |               |                  |
| <b>Lot Size:</b> | 0.11 Acre              |               |                  |
| <b>Lot Feat:</b> | Landscaped             |               |                  |

**Heating:** Natural Gas

**Water:** -

**Floors:** Carpet, Tile, Wood

**Sewer:** -

**Roof:** Asphalt

**Condo Fee:** -

**Basement:** Finished, Full

**LLD:** -

**Exterior:** Vinyl Siding

**Zoning:** RG

**Foundation:** Concrete

**Utilities:** -

**Features:** Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Soaking Tub, Walk-In Closet(s), Wired for Data

**Inclusions:** -

Fully developed 2125 sq/ft two story located in the beautiful Signature Falls. The heated double garage is 31' deep, giving you 623 sq/ft of space, comparable to many triple car garages. This home has a large entry way, tile and hardwood flooring, and gas fireplace in the living room. The kitchen has high end Electrolux stainless appliances, gas stove, quartz counter tops, and plenty of cabinets. Upstairs is a bright and spacious family room, laundry room, master bedroom with walk in closet, and full ensuite with soaker tub. two spare bedrooms and a full bathroom complete the upstairs. Basement is finished with a rec room, bedroom, and full bathroom. Designer blinds, wooden shelving in all closets, central air conditioning, and a water softener complete the interior. Outside we have a fully fenced and landscaped yard with trees and decorative curbing. The large composite deck has aluminum railing with glass inserts, and natural gas hook up.