

SHELDON SWAIN

(780) 978-7943
sswain@sutton.com

6905 87 Street
Grande Prairie, Alberta

MLS # A1091325



\$439,900

Division:	Signature Falls		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,405 sq.ft.	Age:	2007 (14 yrs old)
Beds:	4	Baths:	3
Garage:	Attached Garage, Concrete Driveway, Double Garage, Heated Garage		
Lot Size:	0.11 Acre		
Lot Feat:	Landscaped		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Hardwood, Tile	Sewer:	Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Walk-Out	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	Cable, Electricity, Natural Gas, Phone
Features:	Jetted Tub, No Smoking Home		

Inclusions: -

NO NEIGHBOURS BEHIND! Beautiful modified bilevel with walkout basement in a quiet cul de sac location backing onto pond in Signature Falls. Custom Built Harker home with many upgrades. Tiled entry way with decorative features and lighting and many pot lights throughout home. Massive kitchen with solid oak cabinets, under cabinet lighting, tiled backsplash, corner pantry, and raised island. Tile throughout kitchen and dining room with gunstock hardwood in living room. Gas fireplace is surrounded by custom shelving and lighting. Master bedroom has ensuite with corner jetted tub, walk in closet, shower, and water closet. Ceiling fans in all bedrooms. Basement is fully finished with family room, bedroom, and bathroom. There are two 10x12 decks (one off the dining room and one off the basement). Oversize double garage is finished and heated with a floor drain. Back yard is fully fenced and landscaped with a garden shed and fireplace.