

# \$749,900 - 6901 87 Street, Grande Prairie

MLS® #A2228792

## \$749,900

5 Bedroom, 5.00 Bathroom, 3,141 sqft  
Residential on 0.12 Acres

Signature Falls, Grande Prairie, Alberta

Stunning custom home in Signature Falls backing onto the pond! 5 beds, 4.5 baths. 3 bedrooms up all with walk-in closets and ensuites; a rare find! Main level has 2 living spaces, one with gas fireplace and built in shelving, lots of storage and a convenient half bath. The kitchen is loaded with custom cabinets, high end appliances including a warming drawer, a coffee station, wine fridge and granite countertops. Access to the rear deck that boasts a built-in BBQ, aluminum rails with glass panels, and a beautiful view of the pond. Wide, open tread staircase leading to the upper level where you'll find a large living space that overlooks the main level and flooded with natural light. 2 large bedrooms with full ensuites, and walk in closets with built-ins. Primary bedroom is massive with french doors leading to the spa-like ensuite. This ensuite has a jetted tub, dual sinks, and a walk-in shower with glass block wall, dual shower heads and body jets. There is also a bedroom level laundry room complete with a sink and lots of cabinets. Fully finished, walk-out basement with 2 additional rooms, large living space, wet bar, and full bathroom with steam shower. The extras are numerous; whole home is wired for sound, irrigation system, central air, basement in floor heat, fully fenced back yard, water softener, custom wood shutter blinds, and the list goes on. Oversized 33' garage is finished, heated and has built in cabinets too! Get a look today!



Built in 2007

## Essential Information

MLS® #	A2228792
Price	\$749,900
Bedrooms	5
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	3,141
Acres	0.12
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

## Community Information

Address	6901 87 Street
Subdivision	Signature Falls
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8X0C8

## Amenities

Parking Spaces	6
Parking	Aggregate, Double Garage Attached, Heated Garage
# of Garages	2
Waterfront	Pond

## Interior

Interior Features	Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Crown Molding, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Pantry, Recessed Lighting, Walk-In Closet(s), Wired for Sound
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Electric Cooktop, Electric Oven, Garage Control(s), Microwave, Refrigerator, Warming Drawer, Washer/Dryer, Water Softener, Window Coverings
Heating	Boiler, In Floor, Forced Air

Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas, Stone
Has Basement	Yes
Basement	Finished, Full, Walk-Out

## Exterior

Exterior Features	Built-in Barbecue
Lot Description	Back Yard, Creek/River/Stream/Pond, Cul-De-Sac, Few Trees, Landscaped, Lawn, No Neighbours Behind, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Stone, Stucco
Foundation	Poured Concrete

## Additional Information

Date Listed	June 12th, 2025
Days on Market	61
Zoning	RS

## Listing Details

Listing Office	Grassroots Realty Group Ltd.
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