

**12838 87A Street**  
**Grande Prairie, Alberta**

**MLS # A2166978**



**\$529,900**

|                  |                              |               |                  |
|------------------|------------------------------|---------------|------------------|
| <b>Division:</b> | Easthaven                    |               |                  |
| <b>Type:</b>     | Residential/House            |               |                  |
| <b>Style:</b>    | 2 Storey                     |               |                  |
| <b>Size:</b>     | 1,908 sq.ft.                 | <b>Age:</b>   | 2024 (0 yrs old) |
| <b>Beds:</b>     | 3                            | <b>Baths:</b> | 2 full / 1 half  |
| <b>Garage:</b>   | Double Garage Attached       |               |                  |
| <b>Lot Size:</b> | 0.09 Acre                    |               |                  |
| <b>Lot Feat:</b> | Backs on to Park/Green Space |               |                  |

|                    |   |                   |    |
|--------------------|---|-------------------|----|
| <b>Heating:</b>    | High Efficiency   | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Carpet, Tile, Vinyl Plank   | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt Shingle   | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Full, Unfinished  | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Vinyl Siding  | <b>Zoning:</b>    | RR |
| <b>Foundation:</b> | Poured Concrete   | <b>Utilities:</b> | -  |
| <b>Features:</b>   | Double Vanity, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Walk-In Closet(s) |                   |    |

**Inclusions:** N/A

EXCITING FIRST TIME promotion now being offered! Buyers can capture the opportunity to include a garage heater OR a \$5,000 allowance towards a deck. Don't delay this promotion is only being offered on the next three homes sold. Capture the Extraordinary opportunity to own an amazing property in Grande Prairie's newest modern community of EASTHAVEN. Front Drive 112 New Construction Home | 2 Storey | 1908 Sq.Ft. | 3-Bedrooms | 2.5-Bathrooms | Open Floor Plan | 9' High Ceilings | Chef's Kitchen | Pantry | Luxury Vinyl & Tile Plank Flooring | Upper-Level Bonus Room| Appliances Included | Upper Level Laundry | Loaded with Upgrades | Attached Extra Deep Double Garage | Nice Lot with easement behind | Partially Fenced. Presenting Front Drive 112 a showstopping two-storey home that is going to capture your attention from the moment you walk-thru the door. Now let's begin our tour and start to check the boxes on your list: Beautiful Entry loaded with natural light & closet, main floor powder room, mudroom with bench leading to garage access great feature for busy families, kitchen pantry with great storage & shelving, open concept kitchen/dining/great room. This brand new home features quartz counters throughout, luxury vinyl plank & tiled floors, upgraded millwork, triple pane windows, floor drains in laundry area + garage, upgraded lighting/plumbing fixtures and so much more!!! Now onto the upper level: Primary suite offers great privacy being separated from the other bedrooms by the bonus room, also comes with large window overlooking the backyard, five-piece ensuite with freestanding tub, shower stall, dual sinks will take you away and make you feel like you are in a spa, huge walk-in closet completes the package. A well-designed laundry room with a brand-new washer & dryer(included)

located near the bedrooms. Bedrooms 2 + 3 offer large window for natural light. The adjoining 4pc. bathroom with bathtub plus dual sinks is easily accessible. The upper-level bonus room has quickly become the staple in the larger two storey home, it could be your additional family room, kids play room, workout area, music space or anything that fits your needs. A side entrance to the home that leads to the lower level can offer many different options, even a potential to develop a basement suite which is very popular in today's world. Built and designed by Anthem properties. Anthem doesn't just build homes, they create communities. With over 30 years of experience Anthem is proud to be able to build homes designed for you. Home is complete and ready for immediate possession. Call today to arrange your private tour!!!