



**GRASSROOTS**  
REALTY GROUP

**587-777-7276**  
yuri@grassrootsrealtygroup.ca

**12830 87A Street**  
**Grande Prairie, Alberta**

**MLS # A2265685**



**\$549,900**

<b>Division:</b>	Easthaven		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,768 sq.ft.	<b>Age:</b>	2025 (1 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>	Back Yard, Street Lighting		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	RG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home, Vaulted Ceiling(s)		

<b>Inclusions:</b>	N/A
--------------------	-----

Capture the Extraordinary opportunity to own an amazing property in Grande Prairie's newest modern community of EASTHAVEN. Front Drive 160 New Construction Home | 2 Storey | 1768 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 | Kitchen Appliances Included | Upper Level Laundry | Loaded with Upgrades | Attached Double Garage | Nice Lot with easement behind | Partially Fenced. Presenting Front Drive 160 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 offering a ultra modern fireplace feature in the living area. 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, four-piece ensuite with 5ft. shower stall, dual sinks + huge walk-in closet to complete the package. A well-designed laundry room with storage space located near the bedrooms. Bedrooms 2 + 3 offer large window for natural light. The adjoining bathroom with bathtub 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, office 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 slated for a spring 2026 completion date. Call today to arrange your private tour!!!