



**GRASSROOTS**

REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

12826 87A Street  
Grande Prairie, Alberta

MLS # A2265712



**\$519,900**

<b>Division:</b>	Easthaven		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,596 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>	See Remarks		

<b>Heating:</b>	High Efficiency, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, 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>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Walk-In Closet(s)		

**Inclusions:** N/A

READY FOR IMMEDIATE POSSESSION | Front Drive 190 Craftsman Elevation New Construction Home | 2 Storey | 1596sq.ft. | 3-Bedrooms | 2.5-Bathrooms | Open Floor Plan | 9' High Ceilings | Chef's Kitchen | WALK-THRU Pantry | Luxury Vinyl & Tile Plank Flooring | Upper Level Laundry | Loaded with Upgrades | Attached Double Garage | Nice Lot Backing onto Easement | Partially Fenced. Now let's begin our tour and start to check the boxes on your list: main floor powder room, mudroom with bench, walk-thru pantry, stunning kitchen 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/electric fireplace and so much more!!! Now onto the upper level: Primary suite large offers great privacy being separated from the other bedrooms by the laundry area and oversized window with great views of the backyard, four-piece ensuite with tile accented shower, dual sinks and all the style you would expect in an Anthem home, huge walk-in closet completes the package. A well-designed laundry room with a linen storage area and conveniently located near all three bedrooms. Bedrooms 2 + 3 offer large window for natural light. The adjoining 4pc. bathroom with bathtub is easily accessible. Kitchen appliancepackage included, 1yr. Builder Warranty + 10 yr. Traveler's Home Warranty Program. Builder willing to provide pricing on extras such as deck, fencing, heated garage, basement development, A/C. 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. Call a Realtor today to obtain further information on these great

properties!! Photos are from another home, same floorplan, specs & finishes may vary.