



GRASSROOTS
REALTY GROUP

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12826 87A Street
Grande Prairie, Alberta

MLS # A2337545



\$514,900

Division:	Easthaven		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,596 sq.ft.	Age:	2025 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	See Remarks		

Heating:	High Efficiency, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	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 appliance package 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.