



GRASSROOTS
REALTY GROUP

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12906 87 Street
Grande Prairie, Alberta

MLS # A2341375



\$539,900

Division:	Easthaven		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,596 sq.ft.	Age:	2026 (0 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, No Neighbours Behind, Rectangular Lot, Street Lighting		

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

Inclusions: N/A

Front Drive 190 Craftsman Elevation New Construction Home | 2 Storey | 43-Bedrooms | 2.5-Bathrooms | Open Floor Plan | 9' High Ceilings | Chef's Kitchen | WALK-THRU Pantry | Luxury Viny Plankl & Vinyl Tile Flooring | Upper level Kitchen Appliances Included | Upper Level Laundry | Fireplace | Metal Railings | Loaded with Upgrades | Attached Double Garage | Nice Lot with west exposure. Presenting Front Drive 190 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: 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, 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 large offers great privacy being separated from the other bedrooms by the laundry area and oversized window with great views of the large 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. The home offers the additional upgrade of a side entry to a roughed-in future basement suite(subject to city approvals) which can provide great flexibility for extended family members or as a rental unit. 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. Call today to obtain further information on these great properties!! Photos are of another home, finishings/appliances/colors may vary. Home is slated for an early 2027 completion. * Property Taxes are estimated*