

## 780-505-2159

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## 12830 87A Street Grande Prairie, Alberta

MLS # A2265685



\$549,900

| Division: | Easthaven                  |        |                  |  |  |
|-----------|----------------------------|--------|------------------|--|--|
| Type:     | Residential/House          |        |                  |  |  |
| Style:    | 2 Storey                   |        |                  |  |  |
| Size:     | 1,768 sq.ft.               | Age:   | 2025 (0 yrs old) |  |  |
| Beds:     | 3                          | Baths: | 2 full / 1 half  |  |  |
| Garage:   | Double Garage Attached     |        |                  |  |  |
| Lot Size: | 0.09 Acre                  |        |                  |  |  |
| Lot Feat: | Back Yard, Street Lighting |        |                  |  |  |

| Heating:    | Forced Air, Natural Gas         | Water:     | -  |
|-------------|---------------------------------|------------|----|
| Floors:     | 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, Vaulted Ceiling(s)

Inclusions: 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

