

# \$542,900 - 8717 128 Avenue, Grande Prairie

MLS® #A2199162

**\$542,900**

4 Bedroom, 4.00 Bathroom, 1,596 sqft

Residential on 0.10 Acres

Easthaven, Grande Prairie, Alberta

LEGALLY SUITED PROPERTY OFFERED AS A PRE-SALE OPPORTUNITY. Front Drive 190 Craftsman Elevation New Construction Home | 2 Storey | 2097Sq.Ft. of developed living space over three levels | 4-Bedrooms | 3.5-Bathrooms | Open Floor Plan | 9'™ High Ceilings | Chef's™ Kitchen | WALK-THRU Pantry | Luxury Vinyl & Tile Plank Flooring | Upper level Appliances Included | Upper Level Laundry | Loaded with Upgrades | Attached Double Garage | Nice Lot with south exposure | Partially Fenced. Presenting Front Drive 190 a showstopping two-storey with fully completed legal basement suite 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, 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 large offers great privacy being separated from the other bedrooms by the laundry area and oversized window with great views of the south facing 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. Now onto the lower level legal suite accessible from a side entrance to the home that provides a private entrance for tenants or family members. This property offers amazing flexibility for owner occupancy and possibility to rent out the lower level as an income producing legal suite to off-set your mortgage. The property can also provide a perfect opportunity as a turn-key investment options for Investors to rent both legal suites and offer a safe & secure long-term investment. There are only six of these properties available at the moment so the time is now to capture this opportunity. The Grande Prairie rental market is very strong and with industries trending in a positive direction all signs point towards strong growth for the foreseeable future. There are very few markets that can provide the combination of an affordable entry price point and the backing of strong rental rates paired with extremely low vacancy rates. Capture the opportunity to diversify your investment portfolio and build wealth long into the future. 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!!

Built in 2025

### **Essential Information**

MLS® #	A2199162
Price	\$542,900
Bedrooms	4
Bathrooms	4.00

Full Baths	3
Half Baths	1
Square Footage	1,596
Acres	0.10
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	8717 128 Avenue
Subdivision	Easthaven
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8X 0X7

### Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	High Ceilings, Kitchen Island, Walk-In Closet(s), Closet Organizers, No Animal Home, No Smoking Home, Pantry, Quartz Counters
Appliances	Dishwasher, Dryer, Refrigerator, Stove(s), Washer
Heating	Natural Gas, High Efficiency
Cooling	None
Has Basement	Yes
Basement	Full, Suite

### Exterior

Exterior Features	Private Yard
Lot Description	Backs on to Park/Green Space
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	March 4th, 2025
Days on Market	174
Zoning	DC

## **Listing Details**

Listing Office	RE/MAX Grande Prairie
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