

**14 704016 RR 70**  
**Rural Grande Prairie No. 1, County of, Alberta**

**MLS # A2125043**



All pictures are sample photos

**\$975,000**

<b>Division:</b>	The Banks at Spring Creek		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey, Acreage with Residence		
<b>Size:</b>	2,421 sq.ft.	<b>Age:</b>	2024 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	2.67 Acres		
<b>Lot Feat:</b>	Front Yard		

**Heating:** High Efficiency, Natural Gas

**Water:** Well

**Floors:** Carpet, Ceramic Tile, Hardwood

**Sewer:** Septic System

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Full, Unfinished

**LLD:** -

**Exterior:** Concrete, Manufactured Floor Joist, Post & Beam, Vinyl Siding

**Zoning:** CR-2

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Kitchen Island, No Animal Home, No Smoking Home, Pantry

**Inclusions:** N/A

Little Rock Builders presents The Taylor XL in the Banks at Spring Creek. This beautiful home has an open plan, large windows, powder room and a large entry. The chef's kitchen provides you with a unique high functioning layout complimented with ample counter space, lots of natural light, countless drawers and a walk-through pantry area connecting to the boot-room and the pantry/kitchen area. The dining room and living room are also a great size offering style and function. Upstairs you have a total of 3 bedrooms, a laundry room, 2 bathrooms and a bonus room. The master is nicely set up with an ensuite and walk-in closet. The basement is unfinished and has potential for a family room, 1 bedroom (with potential for a 2nd bedroom) and a full bathroom. This home is perfect for a growing family. Don't miss out and book your showing today! Possession day will vary depending on when we get an offer. ALL PICTURES ARE SAMPLE PHOTOS