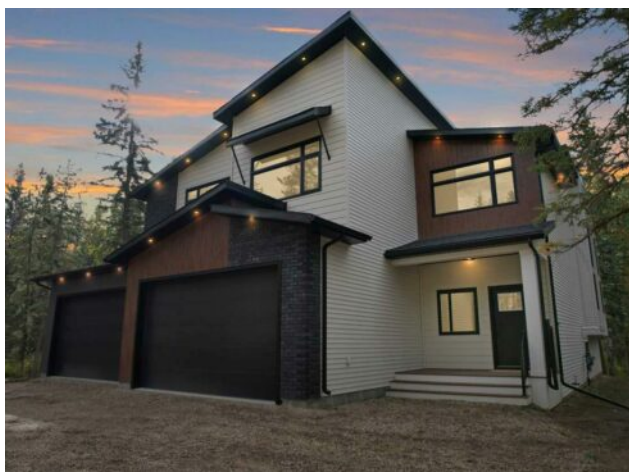


**17-704016 Range Road 70**  
**Rural Grande Prairie No. 1, County of, Alberta**

**MLS # A2169347**



**\$989,900**

<b>Division:</b>	The Banks at Spring Creek		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey, Acreage with Residence		
<b>Size:</b>	2,129 sq.ft.	<b>Age:</b>	2022 (3 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Parking Pad, RV Access/Parking, Triple Garage Attached		
<b>Lot Size:</b>	3.04 Acres		
<b>Lot Feat:</b>	Back Yard, Brush, Corners Marked, Creek/River/Stream/Pond, Front Yard, G		

<b>Heating:</b>	Fireplace(s), Forced Air	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Aluminum Siding , Brick, Vinyl Siding	<b>Zoning:</b>	CR-2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Beamed Ceilings, Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Natural Woodwork, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s)		
<b>Inclusions:</b>	Fridge, Stove, Dishwasher, Microwave, Washer, Dryer, GDO x2 and remotes, Garage heater, Central A/C, Wood shed		

Nestled in the prestigious subdivision of "The Banks at Spring Creek," this stunning acreage is just minutes from Grande Prairie and benefits from city water services. Set amidst a serene landscape of towering spruce and pine trees, this is one of the most coveted lots in the area. The sandy terrain offers excellent drainage and plenty of space for exploration. At the heart of this property is a spacious modified bi-level home, complemented by an oversized 40-foot-wide garage—perfect for vehicles, storage, and recreational equipment. As you enter, you're greeted by a grand foyer with a convenient half bath, ideal for families with children who love the outdoors. The main living area features a soaring vaulted ceiling with elegant fir beams and a cozy wood-burning fireplace. Floor-to-ceiling windows provide stunning views of the lush surroundings, creating a warm and inviting atmosphere. The chef's kitchen is a culinary dream, equipped with high-end appliances, a gas stove, quartz countertops, generous cabinetry, and a butler's pantry. The open-concept design seamlessly connects the kitchen, dining, and living areas, with easy access to the zero-maintenance covered deck—perfect for entertaining. The master suite, conveniently located on the main floor, offers large windows, dimmable lighting, and a luxurious ensuite with dual vanities, a spacious shower, and direct access to the custom-organized walk-in closet. For added convenience, the master closet connects directly to the main living area. Upstairs, a versatile bonus room awaits, along with a large laundry room, two well-sized bedrooms, each with walk-in closets, and a full bathroom. The unfinished lower level is ready for your personal touch, with framing and wiring in place for two additional bedrooms, a full bathroom, and a large family room. Outdoor amenities

include a powered storage area beneath the deck, yard posts with power near the firepit and woodshed, and pre-installed wiring for future driveway lighting. The garage is a car enthusiast's dream, featuring hot and cold taps, 220V power, ample lighting, ceiling fans, and durable, washable vinyl finishes. Additional features include an RV power and septic dump station adjacent to the garage. This home comes packed with modern conveniences, including central air conditioning, exterior lighting with timers, wiring for external cameras, pre-wiring for EV chargers, and dimmable lighting throughout. For outdoor enthusiasts, the property offers direct access to nearby trails. Experience luxury, comfort, and nature at its finest. Schedule your private viewing today and discover the unparalleled lifestyle offered by this exceptional property in "The Banks at Spring Creek."