



GRASSROOTS
REALTY GROUP

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

MLS # A2125043



\$975,000

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