



GRASSROOTS
REALTY GROUP

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

MLS # A2316076



\$949,900

Division:	The Banks at Spring Creek		
Type:	Residential/House		
Style:	Acreage with Residence, Modified Bi-Level		
Size:	1,874 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2
Garage:	Parking Pad		
Lot Size:	2.67 Acres		
Lot Feat:	See Remarks		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	See Remarks	Sewer:	Other
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	See Remarks	Zoning:	CR-2
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions:	NA
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Located in one of Grande Prairie's most sought-after subdivisions, Little Rock Builders is proud to offer the signature Drew plan in The Banks at Spring Creek. The Drew features a large entryway that welcomes you into a spacious, open-concept floor plan. The kitchen, living, and dining areas are complemented by high-end flooring, large windows, a modern fireplace, and an overall comfortable yet stylish space—perfect for hosting, dining, and entertaining. The main level also includes two generously sized bedrooms and a full bathroom. Up a short set of stairs to the area above the garage, you'll find a convenient laundry room, a large bonus room, and a full master retreat. The master suite includes a walk-in shower, double sinks, a soaker tub, and a walk-in closet. Additional highlights include a large garage, extra windows for natural light, a spacious entryway, great curb appeal, and excellent potential for future basement development. The home is currently framed and is expected to be move-in ready by late August to early September.