



GRASSROOTS
REALTY GROUP

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65, 704016 Range Road 70
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2327616



\$1,025,000

Division:	The Banks at Spring Creek		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,866 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2
Garage:	Parking Pad		
Lot Size:	2.47 Acres		
Lot Feat:	See Remarks		

Heating:	Forced Air	Water:	Public
Floors:	See Remarks	Sewer:	Septic System
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	25-70-7-W6
Exterior:	See Remarks	Zoning:	CR-2
Foundation:	Poured Concrete	Utilities:	See Remarks
Features:	See Remarks		

Inclusions:	na
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Take a look at this brand new Little Rock Builders home. This BUNGALOW home offers a great floor plan, numerous windows, a large garage, high end finishes and is located on 2.47 acres in a quiet sub-division South of GP called The Banks at Spring Creek. The main floor offers a great floor plan including a stunning show home worthy main level. You will appreciate the tall ceilings, beams, soft close cabinets and overall space the living spaces offer. The entrance from the garage is a good size, offers laundry and a spacious butler's pantry. The primary suite is a good size with a walk-in closet and 5 piece en-suite. The lot offers just under 2.5 acres with great privacy and potential for development. Contact your favorite agent to view. There is a similar home to view that is done just west of GP on RGE RD 73. This home is under construction. Contact your favorite agent to view and for an updated possession date.