



GRASSROOTS
REALTY GROUP

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28, 704016 Range Road 70
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2328593



\$994,900

Division:	The Banks at Spring Creek		
Type:	Residential/House		
Style:	Acreage with Residence, Modified Bi-Level		
Size:	2,000 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	2.72 Acres		
Lot Feat:	See Remarks		

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

Inclusions:	na
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Welcome to "The Hazel" plan by Little Rock Builders. This home is situated on a nice treed lot in the prestigious sub-division named "The Banks at Spring Creek". It is located a short drive from Grande Prairie and has the added benefit of city water but the absolute best country privacy feel. This home has a memorable entrance that leads you up into the open main level. The main level has tall ceilings, a half bath, large windows, a fireplace and many other small details you will appreciate. The main level functions like a bungalow with the master bedroom on the main level with a full en-suite, large bedroom and walk-in closet. The upper level offers a nice laundry area, bonus room, 2 bedrooms and a full bathroom. The garage measures 38' wide by 26' deep. Come take a look at this dream home located in one of the best locations in the Grande Prairie area.