

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

MLS # A2125043



**\$975,000**

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

<b>Heating:</b>	High Efficiency, Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	Septic System
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Manufactured Floor Joist, Post & Beam, Vinyl Siding	<b>Zoning:</b>	CR-2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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