

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

MLS # A2125054

**\$875,000**



<b>Division:</b>	The Banks at Spring Creek		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Modified Bi-Level		
<b>Size:</b>	1,874 sq.ft.	<b>Age:</b>	2024 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	2.47 Acres		
<b>Lot Feat:</b>	Private		

<b>Heating:</b>	High Efficiency	<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		

**Inclusions:** N/A

Little Rock Builders presents "The Drew" plan in The Banks at Spring Creek! Needing an affordable acreage!? The main level of this home offers high ceilings, large windows, brick fireplace feature, spacious kitchen, butlers pantry and overall just functions really well! Plus the main level has 2 bedrooms and a 3 piece bathroom. Above the garage you will find a bright open laundry room and a bonus room. And the master bedroom, showroom worthy ensuite and a huge walk-in closet. Stunning home at a very affordable house. Possession will depend on when we get an offer. ALL PHOTOS ARE SAMPLE PHOTOS!