



**GRASSROOTS**  
REALTY GROUP

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**10510 102A Street  
La Crete, Alberta**

**MLS # A2216672**



**\$245,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Mobile Home-Single Wide		
<b>Size:</b>	1,184 sq.ft.	<b>Age:</b>	1994 (31 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.24 Acre		
<b>Lot Feat:</b>	Back Yard, Lawn, Many Trees, Private		

<b>Heating:</b>	Central	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	9-106-15-W5
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	MHS-1
<b>Foundation:</b>	See Remarks	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Chandelier, Laminate Counters, Open Floorplan, Pantry		

**Inclusions:** Shed, hot tub, green house

Move-In Ready 3 Bed, 2 Bath 16x74 Mobile Home with Private Yard This well-kept 3-bedroom, 2-bathroom home features a spacious 16x74 layout with an open floor plan that creates a bright and welcoming living space. The primary bedroom includes a nicely sized ensuite, offering added comfort and privacy. Step outside to enjoy a private, fully fenced yard surrounded by mature trees, perfect for relaxing or entertaining. A great-sized deck adds even more outdoor living space. Recent updates include newer shingles and a hot water tank&mdash;making this home ideal for first-time buyers seeking comfort, value, and move-in readiness.