



GRASSROOTS
REALTY GROUP

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10313 101 Street
La Crete, Alberta

MLS # A2217176



\$409,000

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,650 sq.ft.	Age:	1986 (39 yrs old)
Beds:	3	Baths:	4
Garage:	Off Street, Parking Pad, RV Access/Parking, Single Garage Attached		
Lot Size:	0.58 Acre		
Lot Feat:	Back Lane, Back Yard, Fruit Trees/Shrub(s), Garden, Landscaped, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Siding	Zoning:	H-CC
Foundation:	Wood	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Laminate Counters, Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

This unique property offers the best of both worlds—residential comfort with exciting commercial potential down the road! Situated on a huge lot now zoned for commercial use, the opportunities for future development are endless. The current home is a beautifully maintained bi-level featuring 4 bedrooms and 4 bathrooms, with various updates that create a spacious, open-concept feel. The main floor is perfect for entertaining, with a large dining area flowing into a bright living room with gas fireplace and plenty of windows. The kitchen is generous in size, includes all appliances, and provides access to the back deck—also accessible from the master suite, which features a full ensuite. On the lower level you'll find a spare bedroom with its own ensuite, while the basement offers two additional bedrooms, a full bath, playroom, cold room, and more. An attached garage offers excellent storage, and the wide concrete driveway provides ample parking. Whether you're looking to enjoy the home as-is or invest in future commercial development, this property is packed with potential—come take a look today!