



**GRASSROOTS**  
REALTY GROUP

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**214 Greenwood Bend  
La Crete, Alberta**

**MLS # A2218202**



**\$365,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Cottage/Cabin		
<b>Size:</b>	590 sq.ft.	<b>Age:</b>	2016 (9 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Garage Faces Front, Gravel Driveway, Single Garage Detached		
<b>Lot Size:</b>	3.11 Acres		
<b>Lot Feat:</b>	Back Lane, Back Yard, Fruit Trees/Shrub(s), Gazebo, Interior Lot, Landscaped		

<b>Heating:</b>	Electric, Fireplace(s)	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	RCR3
<b>Foundation:</b>	Combination	<b>Utilities:</b>	-
<b>Features:</b>	Beamed Ceilings, Built-in Features, Ceiling Fan(s), High Ceilings, Laminate Counters, Primary Downstairs, Vinyl Windows		

**Inclusions:** N/A

Looking for a great acreage property only minutes from town? Look no further, This stunning 3 acre property has amazing privacy, and is conveniently located just a stones throw from the La Crete golf course! The residence on the place is a beautiful fully finished log home with a full kitchen and bathroom, primary bedroom as well as the loft area up top. Cozy feel in the home with the central fireplace , and the genuine wood finishes throughout. Next to the home there's a detached garage, and just behind it the pride and joy of the seller, a timber frame gazebo with a full rock fireplace and outdoor kitchen! Hosting is made easy with this great outdoor living space, all surrounded by manicured natural forest and plenty of planted trees. making this the perfect setting for a great time with friends and family. There is also lots of room on this beautiful acreage if you are looking to build a permanent dwelling, or enjoy it the way it is. Property must be seen to be appreciated, come on down and have a look today!