



**GRASSROOTS**  
REALTY GROUP

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10605 101 Avenue  
La Crete, Alberta

MLS # A2223824



**\$250,000**

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	1,216 sq.ft.	Age:	1998 (27 yrs old)
Beds:	3	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.22 Acre		
Lot Feat:	Back Yard, Few Trees, Landscaped, Lawn, Level		

Heating:	Central
Floors:	Carpet, Vinyl
Roof:	Asphalt Shingle
Basement:	None
Exterior:	Composite Siding
Foundation:	Wood
Features:	Laminate Counters, No Smoking Home, Open Floorplan

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	9-106-15-W5
Zoning:	H-R1
Utilities:	-

**Inclusions:** Air condensor

Immaculate 1996 16'x40' Wide Mobile Home & Unique Entry, Covered Deck & More! This beautifully maintained 1996 mobile home offers exceptional value with standout features not commonly found. Situated on a paved driveway with a partially fenced yard for added privacy, this home is perfect for comfortable and affordable living. Step onto the covered deck, ideal for relaxing or entertaining year-round. Inside, the home is immaculate, featuring a rare separate entrance that adds privacy and functionality&mdash;perfect for guests, a home office, or rental potential. You&rsquo;ll also enjoy the convenience of two storage sheds, providing ample space for tools and seasonal items.