



GRASSROOTS
REALTY GROUP

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105521 RGE RD 154
La Crete, Alberta

MLS # A2233891



\$620,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,172 sq.ft.	Age:	1963 (62 yrs old)
Beds:	5	Baths:	2
Garage:	Additional Parking, Drive Through, Heated Garage, Parking Pad, Quad or More		
Lot Size:	10.00 Acres		
Lot Feat:	Back Yard, Front Yard, Fruit Trees/Shrub(s), Garden, Landscaped, Lawn, More		

Heating: Boiler, In Floor, Forced Air, Natural Gas

Floors: Linoleum

Roof: Asphalt Shingle

Basement: Full, Partially Finished

Exterior: Vinyl Siding, Wood Frame

Foundation: Wood

Features: Built-in Features, Ceiling Fan(s), Closet Organizers, Laminate Counters, Open Floorplan, Pantry, Vinyl Windows

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: A

Utilities: -

Inclusions: N/A

10 Acres of Opportunity – Just Minutes from La Crete! Welcome to this incredible 10-acre property located just 1.5 miles south of La Crete, offering the perfect blend of rural privacy and town convenience. Whether you're looking for a hobby farm, a place to raise animals, or just extra space to spread out, this property has it all! The home sits on a full basement and features nearly 1,200 sq/ft per floor, with a total of 5 bedrooms and 2 bathrooms. The kitchen has been nicely updated with plenty of cabinets, and comes complete with all appliances as seen. Enjoy a spacious dining area, a cozy living room with a built-in A/C wall unit, and the comfort of both in-floor heating and forced air. The basement also includes a cold storage room, adding to the home's practicality. Outside, the opportunities continue with a 30' x 50' heated shop offers great workspace or storage, A skid shack setup for dog breeding or kenneling and multiple outbuildings for additional storage or utility use. Fenced pasture areas and a dugout that supplies water to both the cattle waterer and the garden are a great bonus too! This is a move-in ready acreage that has seen many updates, with a functional layout and features perfect for small-scale farming, pet lovers, or anyone seeking country living close to town. Immediate possession available, Come experience the freedom and opportunity this property offers—book your showing today!