



GRASSROOTS
REALTY GROUP

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10018 95 Ave
La Crete, Alberta

MLS # A2235943



\$285,000

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Modular Home		
Size:	1,468 sq.ft.	Age:	1999 (26 yrs old)
Beds:	4	Baths:	2
Garage:	Off Street, Parking Pad, RV Access/Parking		
Lot Size:	0.20 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Lawn, Level, Many Trees		

Heating:	Central, Forced Air	Water:	-
Floors:	Carpet, Linoleum, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	H-R1
Foundation:	Wood	Utilities:	-
Features:	Built-in Features, Chandelier, Closet Organizers, Laminate Counters, Open Floorplan, Pantry, Vinyl Windows		

Inclusions: N/A

This affordable 16 wide home + addition offers exceptional value on a quiet street, with a well-established yard with mature trees, concrete sidewalk, and partially fenced for ideal outdoor enjoyment. Step inside to a spacious entrance that opens into a bright and airy living space with vaulted ceilings and an open-concept kitchen, living, and dining area—perfect for family living or entertaining. Kitchen features timeless white cabinets, full pantry and lots of counter space. The large windows throughout the home provide plenty of natural light, creating a warm and inviting feel. The home features 4 bedrooms and 2 full bathrooms, including a full ensuite in the primary bedroom. The layout places 2 of the bedrooms and a full bath at the far end of the home, master suite at the other, and a 4th bedroom in the addition. With various updates throughout, this home blends modern touches with a practical and functional floorplan. Great lot size, excellent location—come take a look and see the potential for yourself!