



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**103 Trickle Creek Road
La Crete, Alberta**

MLS # A2236176



\$449,000

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Modular Home		
Size:	1,520 sq.ft.	Age:	2007 (18 yrs old)
Beds:	3	Baths:	2
Garage:	Parking Pad, RV Access/Parking		
Lot Size:	3.09 Acres		
Lot Feat:	Back Yard, Corners Marked, Creek/River/Stream/Pond, Front Yard, Landscap		

Heating: Central, Forced Air, Natural Gas

Water: -

Floors: Vinyl Plank

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: None

LLD: -

Exterior: Vinyl Siding, Wood Frame

Zoning: RCR1

Foundation: Piling(s)

Utilities: -

Features: Built-in Features, Ceiling Fan(s), Chandelier, Closet Organizers, High Ceilings, Kitchen Island, Laminate Counters, Open Floorplan, Storage, Vaulted Ceiling(s), Vinyl Windows

Inclusions: N/A

Dreaming of living the acreage life? Look no further! This private and peaceful acreage is nicely tucked away on a 3-acre lot just 5 minutes north of La Crete with minimal gravel road to get there! The yard was thoughtfully established last year with a gravel parking pad, full services brought in, complete landscaping, and perimeter tree planting for added privacy and charm. The beautifully updated 2007 20-wide mobile home features two brand new decks to enjoy the outdoors, and a spacious, family-friendly layout. Inside, you'll find a large entryway, an open-concept kitchen, dining, and living area with vaulted ceilings and brand new flooring throughout. The kitchen includes a corner pantry, island, and full set of appliances. Two bedrooms and a full bath are located at one end, with the master suite at the other, complete with a walk-in closet and a luxurious jet tub in the ensuite. A separate laundry room with outside access adds to the practicality. Lot has a large natural tree buffer along the East and South boundary, and also comes with a wired 12 by 16 shed. This is a great property at an affordable price—come take a look today!