



**GRASSROOTS**  
REALTY GROUP

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10502 102A Street  
La Crete, Alberta

MLS # A2236585



**\$295,000**

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Modular Home		
Size:	1,536 sq.ft.	Age:	2007 (18 yrs old)
Beds:	3	Baths:	2
Garage:	Parking Pad, RV Access/Parking		
Lot Size:	0.21 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Garden, Landscaped, Many Tree		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	MHS
Foundation:	Piling(s)	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Chandelier, Closet Organizers, Jetted Tub, Laminate Counters, Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Shed on the property		

Welcome to this inviting 3-bedroom, 2-bath home on its own private lot, offering both comfort and functionality. Step into the ground-level entry with a spacious foyer that leads up to a bright and open main living space. The layout is perfect for entertaining or everyday living, with a large kitchen, living, and dining area all flowing together under vaulted ceilings. The kitchen features an abundance of cabinets, a corner pantry, and all appliances included. On one end of the home, you'll find two bedrooms and a full bath, while the master suite is tucked away on the other, boasting a luxurious ensuite with a jetted tub and extra space to unwind. A patio door off the dining area opens onto a covered deck—the perfect spot to relax and enjoy the sunset. The lot is beautifully bordered by mature trees along one side, offering added privacy and a peaceful outdoor space. A storage shed is included for added convenience, and the home is equipped with an insulated skirting package for improved efficiency. With numerous recent updates, this property is move-in ready—come take a look for yourself!