



**GRASSROOTS**  
REALTY GROUP

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10404 102 Avenue  
La Crete, Alberta

MLS # A2238335



**\$170,000**

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	1,136 sq.ft.	Age:	1974 (51 yrs old)
Beds:	3	Baths:	1
Garage:	Parking Pad		
Lot Size:	0.18 Acre		
Lot Feat:	Back Yard		

Heating:	Central	Water:	-
Floors:	Laminate, Linoleum, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	9-106-15-W5
Exterior:	Vinyl Siding	Zoning:	H-R1
Foundation:	See Remarks	Utilities:	-
Features:	Ceiling Fan(s), Laminate Counters		

Inclusions:	N/A
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This cozy 14-wide mobile home with a 12x20 addition offers 3 bedrooms and 1 bathroom, blending character and function. Enjoy the warmth of a cozy wood stove, recent updates, and a spacious yard with mature trees, and a handy shed for storage. Located in a quiet and desirable part of town, this property is perfect for first-time buyers or those looking to downsize