



GRASSROOTS
REALTY GROUP

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10202 99 Ave
La Crete, Alberta

MLS # A2240809



\$399,000

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,508 sq.ft.	Age:	1978 (47 yrs old)
Beds:	2	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.40 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Garden, Landscaped, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	H-R1
Foundation:	Wood	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Kitchen Island, Laminate Counters, Pantry, Vinyl Windows		
Inclusions:	N/A		

High-Potential Lot in the Heart of La Crete! Located in one of La Crete's most promising development areas, this oversized lot offers incredible potential in a booming rental market. Whether you're looking for a comfortable home with room to grow or planning your next multi-unit investment project, this property checks all the boxes. The lot features a 1508 sq ft home with an attached double garage, a 16x28 detached workshop, mature trees, and a garden spot—plenty of space for both play and possibilities. Inside, the home has seen many upgrades, including new flooring and a stylish, open-concept kitchen/living/dining area with pantry, island, and full appliance package. The main floor offers 2 bedrooms, a full bath, and convenient laundry. The basement is partially finished with several rooms and a flexible layout ready for your personal touch. Live in, rent out, or redevelop—opportunities like this don't come often. Call today for more info!