



GRASSROOTS
REALTY GROUP

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10305 108 Street
La Crete, Alberta

MLS # A2240973



\$249,000

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Modular Home		
Size:	1,216 sq.ft.	Age:	1995 (30 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street, Parking Pad, RV Access/Parking		
Lot Size:	0.20 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Manufactured Floor Joist, Vinyl Siding, Wood Frame	Zoning:	MHS
Foundation:	Pillar/Post/Pier	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Laminate Counters, Open Floorplan, Vinyl Windows		

Inclusions: Hottub

Affordable & Move-In Ready – Perfect for First-Time Buyers, Downsizers, or Investors! This fantastic home is a great fit whether you're just starting out, looking to downsize, or adding to your rental portfolio. Immediate possession is available, and it's located in a quiet, well-kept neighborhood that's close to everything. The yard is full of charm with a variety of plantings, two storage sheds, firepit area, plenty of parking, and a huge deck complete with a built-in hot tub—ideal for relaxing or entertaining outdoors. Inside, you'll find a spacious entryway leading to a smart layout with two bedrooms and a full bath on one end, and a private master suite on the other. The heart of the home is the open-concept kitchen, living, and dining area, filled with natural light and designed for comfortable family living. The kitchen offers ample cabinet space and is centrally located. A separate laundry room adds convenience, and brand-new shingles (summer 2025) give you peace of mind. This home has great value and lots of potential—come take a look today!