



**GRASSROOTS**  
REALTY GROUP

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**104406 RGE RD 162**  
**La Crete, Alberta**

**MLS # A2251223**



**\$763,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	2,644 sq.ft.	<b>Age:</b>	1995 (30 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	27.83 Acres		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Central	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	27-104-16-W5
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	A
<b>Foundation:</b>	Poured Concrete, Wood	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Central Vacuum, Closet Organizers, Laminate Counters, Vinyl Windows		

**Inclusions:** N/A

Welcome to this expansive 28-acre property in the BHP school district that offers all the must haves for country living! The property features a spacious home with a 5-bedroom, 3-bathroom layout designed for comfort and functionality. As you enter, you're greeted by a roomy entryway leading to a main floor that boasts a huge kitchen with a cozy dining nook and a formal dining room, perfect for family gatherings. The North end of the home has a massive screened-in covered deck, ideal for outdoor living and entertaining, complete with a heated swimming pool built into the deck. Upstairs, above the garage, you'll find a vast family room, a laundry/sewing room, and a master bedroom retreat complete with an ensuite. The basement offers three additional bedrooms, a play area under the landing, and a full bathroom. Outside, the property is equally impressive, featuring a peaceful yard with plenty of room for activities, a concrete sports pad, a fenced pasture, and lots of room to roam, making it the ideal place for raising a family! The oversized double car garage is worth noting as well at over 1100 sq/ft, it has plenty of room for a workshop area, while still comfortably parking 2 vehicles. Also included are multiple outbuildings you'd be sure to appreciate including heated oversized shed, woodshed, garden shed etc.. This property is a true sanctuary, offering endless possibilities for both relaxation and recreation, come take a look and experience it for yourself! Seller would consider partial trade for property in La Crete. Come take a look at this great property before its gone!