



GRASSROOTS
REALTY GROUP

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9811 109 Street
La Crete, Alberta

MLS # A2255480



\$490,000

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,290 sq.ft.	Age:	2013 (12 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Off Street, RV Access/Parking		
Lot Size:	0.35 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Interior Lot, Landscaped, Street Lighting,		

Heating:	In Floor, Forced Air	Water:	-
Floors:	Carpet, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, ICFs (Insulated Concrete Forms), Manufactured Floor Joist, Vinyl Siding, Wood Frame	3rd Party:	1B
Foundation:	ICF Block, Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Chandelier, Closet Organizers, Laminate Counters, Open Floorplan, Pantry, Vinyl Windows		
Inclusions:	N/A		

Welcome to this beautiful home tucked away on an extra-large lot bordered by chain-link fencing and mature pine trees. Enjoy the outdoors with a garden plot, spacious deck, RV parking, and a yard that's perfect for kids, pets, or entertaining. Located close to schools, shopping, and parks, the convenience is unbeatable! Step inside to a grand entrance with built-in shelving, leading into a bright and functional open layout. The kitchen offers plenty of cabinetry, corner pantry, quality appliances, and a window overlooking the backyard, while flowing seamlessly into the dining room—ideal for hosting. The living room faces south, filling the space with natural light, while a patio door off the dining area extends to the back deck. The main floor features 3 bedrooms, including a crisp master suite with 3-piece ensuite, plus a spacious main bath. The fully finished basement expands your living space with a cozy in-floor heated lounge area, playroom, additional bedroom, full bath, and cold storage. Clean, move-in ready, and set in one of the best locations in town—this is truly a must-see!