



GRASSROOTS
REALTY GROUP

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10013 95 Ave
La Crete, Alberta

MLS # A2256564



\$249,000

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Modular Home		
Size:	1,340 sq.ft.	Age:	1976 (49 yrs old)
Beds:	4	Baths:	1
Garage:	Off Street, Parking Pad, RV Access/Parking		
Lot Size:	0.22 Acre		
Lot Feat:	Back Yard, City Lot, Garden, Landscaped, Lawn, No Neighbours Behind		

Heating:	Central	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	H-R1
Foundation:	Wood	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Chandelier, Closet Organizers, Vinyl Windows		

Inclusions: N/A

Affordable and full of potential, this 1,340 sq. ft. home offers plenty of recent updates and a fantastic location close to schools, parks, shopping, and all the amenities you need. Currently tenant occupied in a busy rental market, it's a great option whether you're looking for an investment or a place to call home. Inside, you'll find a spacious entrance with a cozy gas fireplace, a bright living room with large windows, a comfortable kitchen and dining area, convenient laundry room, and four bedrooms including a nice-sized master. The large yard is a highlight, featuring a big garden plot, covered back deck, and a roomy storage shed, with excellent potential for future development. An affordable opportunity like this won't last long—come take a look today!