



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

9405 95 Avenue  
La Crete, Alberta

MLS # A2257293



**\$565,000**

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,419 sq.ft.	Age:	2009 (17 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	1.26 Acres		
Lot Feat:	Back Yard, Front Yard, Fruit Trees/Shrub(s), Garden, Landscaped, Lawn, Lev		

Heating: Central

Floors: Vinyl

Roof: Asphalt Shingle

Basement: Finished, Full

Exterior: Vinyl Siding

Foundation: ICF Block

Features: Kitchen Island, Laminate Counters, Open Floorplan, Pantry

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: HCR1

Utilities: -

Inclusions: Shed, chicken barn

Welcome to this spacious 4-bedroom, 3-bathroom home set on 1.26 acres in an amazing location, located in la Crete. Built in 2009, this home offers large, open rooms designed for comfortable living and entertaining. The fully finished basement includes plenty of extra space along with cold storage, perfect for keeping things organized. A nice-sized double garage, plus a shed with workshop space, room for projects and storage, and a chicken coop comes with the property! The yard offers plenty of space to enjoy the outdoors, giving you the best of country living with the convenience of being close to town.