

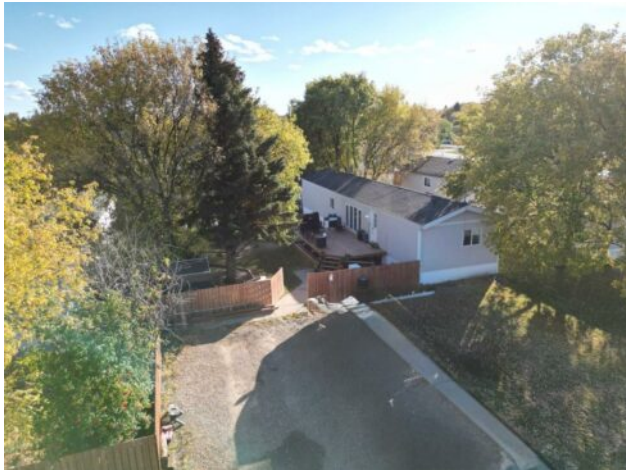


**GRASSROOTS**  
REALTY GROUP

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

10221 104 Ave  
La Crete, Alberta

MLS # A2259942



**\$255,000**

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Modular Home		
Size:	1,088 sq.ft.	Age:	1985 (40 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street, Parking Pad		
Lot Size:	0.19 Acre		
Lot Feat:	City Lot, Fruit Trees/Shrub(s), Garden, Landscaped, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	H-R1
Foundation:	Block, Wood	Utilities:	-
Features:	Built-in Features, Closet Organizers, Open Floorplan, Pantry, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		

Inclusions: N/A

Looking for an affordable home with privacy and charm? This property features a fully fenced yard with mature trees, a garden plot, firepit area, and a large deck, perfect for outdoor living. Step inside to a spacious entrance leading into a bright and comfortable layout with 3 bedrooms and 2 full bathrooms. The living room offers plenty of natural light through large windows, while the kitchen and dining area provide a homey feel with lots of cabinets and all appliances included. The primary suite boasts a 4-piece ensuite, while two additional bedrooms and a full bath are conveniently located at the front of the home. With modern paint, numerous upgrades including new shingles, and a cozy yet functional design, this property makes an excellent starter home or rental investment. Come take a look today!