



GRASSROOTS
REALTY GROUP

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10409 110 Ave
La Crete, Alberta

MLS # A2265792



\$249,000

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Modular Home		
Size:	1,216 sq.ft.	Age:	1994 (31 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street, Parking Pad		
Lot Size:	0.11 Acre		
Lot Feat:	City Lot, Cleared, Landscaped, No Neighbours Behind		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	MHS1
Foundation:	Pillar/Post/Pier	Utilities:	-
Features:	Closet Organizers, Laminate Counters		

Inclusions:	N/A
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Welcome home to this beautifully updated and well-cared-for 3-bedroom, 2-bath home offering 1,216 sq. ft. of comfort and modern style. Whether you're looking for the perfect starter home or a great rental opportunity, this property is made to be enjoyed! Step onto the spacious front deck—ideal for your BBQ and patio set—and into a bright, welcoming entry with a front closet and open access to the generous main living area. At the heart of the home is a timeless white kitchen featuring quality appliances, ample counter space, and a modern, airy feel that makes cooking a joy. The kitchen flows easily into the dining and living spaces, creating a warm and open atmosphere perfect for family life or entertaining. A separate laundry room adds practicality and convenience. The thoughtful layout includes two bedrooms and a full bath at the front, while the primary suite at the back offers peace and privacy with its walk-in closet and private ensuite. Set on a newly developed lot, you'll appreciate the privacy fence along the rear, easy access to walking trails leading to Jake's Lake, and close proximity to shopping and schools. Built with top-of-the-line Triple E quality and showcasing true pride of ownership throughout, this home combines modern finishes with everyday warmth and comfort. Come take a look today—you'll feel right at home the moment you walk in!