



**GRASSROOTS**  
REALTY GROUP

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**9513 108B Street**  
**La Crete, Alberta**

**MLS # A2267592**



**\$519,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,388 sq.ft.	<b>Age:</b>	2013 (13 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.20 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Landscaped, Lawn		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, ICFs (Insulated Concrete Forms), Manufactured Floor Joist, Vinyl Siding, Wood Frame	<b>Utilities:</b>	-
<b>Foundation:</b>	ICF Block, Poured Concrete		
<b>Features:</b>	Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Welcome to this charming family home, perfectly situated in a prime location on a quiet loop with no through traffic—offering the ideal combination of comfort, style, and convenience. You’ll love the curb appeal, featuring a double attached heated garage, fully fenced yard, and a massive back deck ideal for entertaining or relaxing on summer evenings. Inside, the spacious open-concept layout will impress — the kitchen is a true showstopper with a huge island, ample cabinetry, and quality appliances, all open to the bright dining and living area. Dining room offers backyard views out the patio door, while the living room allows the sunlight to beam in through the large picture window. The main floor includes the primary bedroom complete with a beautiful ensuite, two additional bedrooms, a full bath, and the option for main-floor laundry. Downstairs is fully finished with crisp, modern finishes, offering two more bedrooms, a full bath with tile floors and huge soaker tub, a large playroom, and an inviting family/entertainment space. With plenty of parking, wired shed with 30 amp plug, an attached heated garage with built in cabinetry perfect for winter and workshop use, and easy access to schools and the best park in town, this home checks all the boxes. Don't miss this one, book your showing today!