



GRASSROOTS
REALTY GROUP

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9005 Forest ST
La Crete, Alberta

MLS # A2269332



\$565,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,992 sq.ft.	Age:	2017 (9 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Off Street, Parking Pad, RV Access/Parking		
Lot Size:	0.20 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Garden, Lawn		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Crawl Space	LLD:	-
Exterior:	Concrete, ICFs (Insulated Concrete Forms), Manufactured Floor Joist, Vinyl Siding, Wood Frame	Zone:	1A
Foundation:	ICF Block, Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Kitchen Island, Laminate Counters, Pantry, Vinyl Windows		
Inclusions:	N/A		

Welcome to this impressive single-level home perfectly situated in a quiet, established upscale neighborhood. With its thoughtful layout, quality finishes, and abundance of space, this property is ideal for comfortable family living or anyone seeking easy accessibility. Step inside to a bright and welcoming entrance that opens into a spacious main living area designed for gathering and entertaining. The oversized kitchen is a true showstopper—featuring an incredible amount of drawer storage, generous countertop space, and all major appliances in place. Whether it’s a weeknight meal or a family celebration, this kitchen is ready for it all. The front living room provides a warm, inviting space to relax, while the main bathroom, spare bedroom, and separate laundry room with backyard access offer everyday convenience. There’s also a dedicated office that could easily double as a bedroom, plus a large primary suite complete with a full ensuite featuring an accessible tub. Practical touches continue throughout, including a handy storage room off the garage, a half bath, and a mechanical room. The attached two-car garage boasts in-floor heat and a durable epoxy floor, with concrete aprons and a parking pad providing ample exterior space. Enjoy the fair-sized yard complete with a garden plot, storage shed, and plenty of room for your outdoor hobbies. Central A/C keeps the home perfectly comfortable year-round. Homes like this—ground-level, and accessible—don’t come on the market often. List price is \$10K under appraised price of \$575. Don’t miss your chance to make it yours!