



**9005 Forest ST  
La Crete, Alberta**

**MLS # A2269332**

**\$565,000**



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

<b>Heating:</b>	In Floor, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Crawl Space	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, ICFs (Insulated Concrete Forms), Manufactured Floor Joist, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1A
<b>Foundation:</b>	ICF Block, Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Kitchen Island, Laminate Counters, Pantry, Vinyl Windows		
<b>Inclusions:</b>	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!