



**GRASSROOTS**  
REALTY GROUP

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10309 103 Ave  
La Crete, Alberta

MLS # A2278544



**\$250,000**

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Modular Home		
Size:	1,216 sq.ft.	Age:	1989 (37 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street, Parking Pad		
Lot Size:	0.22 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Lawn, Many Trees, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	H-R1
Foundation:	Pillar/Post/Pier, Wood	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Laminate Counters, Vaulted Ceiling(s), Vinyl Windows		

Inclusions: N/A

Take a look at this truly charming property that is sure to impress! Tucked away on a quiet street and sitting on an oversized lot, this well-kept 3-bedroom, 2-bath home delivers both comfort and style. Inside, the layout feels open and inviting, with modern colors and finishes that flow effortlessly from room to room. The spacious kitchen and dining area connect beautifully to the living space, all framed by vaulted ceilings and large windows that fill the home with natural light. Two bedrooms and a full bath are located at one end of the home, while the private primary suite is set apart at the other, complete with a full ensuite. A separate laundry room adds everyday convenience. Outside, the generous yard offers plenty of room to relax or entertain, featuring a large deck, firepit area, and space to truly enjoy outdoor living. With tasteful updates throughout and a welcoming feel inside and out, this home checks all the right boxes. You won't want to miss this one, book your showing today!