



**10602 103 Ave**  
**La Crete, Alberta**

**MLS # A2289218**



**\$263,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Modular Home		
<b>Size:</b>	1,216 sq.ft.	<b>Age:</b>	1997 (29 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Off Street, Parking Pad		
<b>Lot Size:</b>	0.20 Acre		
<b>Lot Feat:</b>	Front Yard, Fruit Trees/Shrub(s), Garden, Landscaped, Lawn, Many Trees, R		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Manufactured Floor Joist, Veneer, Wood Frame	<b>Zoning:</b>	MHS
<b>Foundation:</b>	Piling(s)	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Ceiling Fan(s), Chandelier, Closet Organizers, No Smoking Home, Open Floorplan, Storage, Vaulted Ceiling(s), Vinyl Windows		
<b>Inclusions:</b>	N/A		

Located on a quiet street, this charming home checks all the boxes for a first-time buyer or anyone looking to add a solid investment to their portfolio. Tucked behind a beautiful border of mature spruce trees, you'll love the privacy and peaceful setting this property offers. The yard is fully fenced with plenty of parking space and tons of room including garden plot, firepit area, 2 sheds (both sheds wired, one heated) and room to park the toys. Inside, the layout is both practical and inviting. The bright main living area features vaulted ceilings that create an open, airy feel, with the kitchen flowing seamlessly into the living and dining spaces &mdash; perfect for entertaining or keeping an eye on the family while you cook. The dining area offers a patio door that leads directly onto the front deck, making summer BBQs and morning coffee outdoors effortless. The spacious kitchen is loaded with cabinetry and prep space, offering both function and style. Two bedrooms and a full bath are positioned on one end of the home, while the primary suite sits privately on the opposite side, complete with a roomy closet and a 4-piece ensuite. A separate laundry room adds everyday convenience., while providing a roomy entrance. Clean, well cared for, and move-in ready, this is the kind of property that's always in demand &mdash; don't miss your chance to make it yours.