



**9313 95 Avenue  
La Crete, Alberta**

**MLS # A2289254**



**\$485,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,704 sq.ft.	<b>Age:</b>	2012 (14 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	1.01 Acres		
<b>Lot Feat:</b>	See Remarks		

<b>Heating:</b>	Central	<b>Water:</b>	-
<b>Floors:</b>	Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	See Remarks	<b>Zoning:</b>	H-CR
<b>Foundation:</b>	Wood	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** see remarks

Spacious 1,704 sq ft manufactured home with an addition, set on 1.01 acres with plenty of room to enjoy country living. This home offers 4 bedrooms and 2 full bathrooms, making it a great fit for families or anyone needing extra space. The property features a 30' x 27' detached garage with an addition, ideal for parking, a workshop, or additional storage. Several sheds are located throughout the yard, providing plenty of room for tools, equipment, and outdoor storage. With over an acre of land, you'll enjoy privacy, open space, and plenty of room for outdoor activities, hobbies, or future projects.