



**10309 101 Street
La Crete, Alberta**

MLS # A2292399



\$335,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,024 sq.ft.	Age:	1965 (61 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street, Parking Pad, Single Garage Attached		
Lot Size:	0.55 Acre		
Lot Feat:	Back Lane, Back Yard, Cleared, Corners Marked, Front Yard, Landscaped, L		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	LC-MS
Foundation:	Block	Utilities:	-
Features:	Built-in Features, Laminate Counters, Open Floorplan, Pantry, Recessed Lighting, Vinyl Windows		

Inclusions: N/A

This well-maintained property offers an excellent blend of comfortable living today and exciting potential for the future. The main floor features a spacious and welcoming layout with a convenient dropped entryway that flows into a bright, open dining and kitchen area filled with natural light. The kitchen is nicely appointed with custom cabinetry, a corner pantry, and plenty of room to gather. A cozy front living room provides a relaxing space to unwind, while a bedroom located beside the full bathroom adds convenience to the main level. Downstairs you’ll find two additional bedrooms along with another bathroom. The attached heated garage is ideal for parking, hobbies, or storing your toys, rounding out a versatile property with plenty of opportunity. Recent exterior improvements include new shingles on the roof, a new fence, and updated landscaping, adding both value and curb appeal. The large lot with back alley access provides plenty of space and flexibility, and with Town Center Commercial zoning, the property offers strong investment potential—whether used as a first home, rental property, or a future storefront or business location. Come on down and take a look today.