



10202 99 Ave  
La Crete, Alberta

MLS # A2293803



**\$390,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,508 sq.ft.	<b>Age:</b>	1978 (48 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.40 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Front Yard, Garden, Landscaped, Lawn		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	H-R1
<b>Foundation:</b>	Wood	<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		

High-Potential Lot in the Heart of La Crete! Located in one of La Crete's most promising development areas, this oversized lot offers incredible potential in a booming rental market. Whether you're looking for a comfortable home with room to grow or planning your next multi-unit investment project, this property checks all the boxes. The lot features a 1508 sq ft home with an attached double garage, and a 16x28 detached workshop, mature trees, and a garden spot—plenty of space for both play and possibilities. Inside, the home has seen many upgrades, including new flooring and a stylish, open-concept kitchen/living/dining area with pantry, island, and full appliance package. The main floor offers 2 bedrooms, a full bath, and convenient laundry. The basement is partially finished with several rooms and a flexible layout ready for your personal touch. Recent updates include new siding, updated windows, paint and flooring in portions of the home, as well as new forced air furnace in 2023. Live in, rent out, or redevelop—opportunities like this don't come often. Call today for more info!