



9405 95 Avenue  
Rural Mackenzie County, Alberta

MLS # A2293895



**\$565,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey, Acreage with Residence		
<b>Size:</b>	1,419 sq.ft.	<b>Age:</b>	2009 (17 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	1.26 Acres		
<b>Lot Feat:</b>	Back Yard, Brush, Cleared, Corner Lot, Few Trees, Front Yard, Garden, Land		

<b>Heating:</b>	Central	<b>Water:</b>	Public
<b>Floors:</b>	Vinyl	<b>Sewer:</b>	Lagoon
<b>Roof:</b>	Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	H-CR
<b>Foundation:</b>	ICF Block	<b>Utilities:</b>	-
<b>Features:</b>	Chandelier		

**Inclusions:** see remarks

Welcome to this spacious 4-bedroom, 3-bathroom home set on 1.26 acres in an amazing location, located in la Crete. Built in 2009, this home offers large, open rooms designed for comfortable living and entertaining. The fully finished basement includes plenty of extra space along with cold storage, perfect for keeping things organized. A nice-sized double garage, plus a shed with workshop space, room for projects and storage, and a chicken coop comes with the property! The yard offers plenty of space to enjoy the outdoors, giving you the best of country living with the convenience of being close to town.