



106302 Rge Rd 140
La Crete, Alberta

MLS # A2294421



\$449,000

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Modular Home		
Size:	1,648 sq.ft.	Age:	1990 (36 yrs old)
Beds:	3	Baths:	2
Garage:	Parking Pad		
Lot Size:	6.00 Acres		
Lot Feat:	Back Yard, Front Yard, Garden, Landscaped, Lawn, Many Trees		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	A
Foundation:	Piling(s)	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Chandelier, Closet Organizers, Laminate Counters, Open Floorplan, Vinyl Windows		

Inclusions: N/A

Escape to your own private acreage just 12 minutes from La Crete with only 1 mile of gravel! Tucked away on a quiet road, this 6-acre property is beautifully set up with shelter belt on two sides and planted tree lines on the other, offering excellent privacy and protection. The yard is impressive with a huge garden plot, 350+ strawberry plants, pristine lawn, and a 2.5-acre pasture ready for your livestock. The home is well positioned and inviting, featuring a spacious entryway with a cozy woodstove to welcome you in. Inside, you'll find a functional and family-friendly layout with 3 bedrooms and 2 bathrooms, along with an open kitchen, living, and dining area complete with ample cabinetry and well-maintained finishes throughout. The primary suite offers a large ensuite with soaker tub and walk-in closet, while a separate laundry room adds everyday convenience. This property truly offers the peace and quiet of country living while still being close to town—affordable, well cared for, and set up for success!