



10417 97 Avenue  
La Crete, Alberta

MLS # A2297258



**\$460,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey		
<b>Size:</b>	1,202 sq.ft.	<b>Age:</b>	1994 (32 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.30 Acre		
<b>Lot Feat:</b>	Back Yard, Cleared, Few Trees, Front Yard, Lawn, Low Maintenance Landsc		

<b>Heating:</b>	Central	<b>Water:</b>	-
<b>Floors:</b>	Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	9-106-15-W5
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	H-R1A
<b>Foundation:</b>	Poured Concrete, Preserved Wood	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** See Remarks

Welcome to this well-appointed 1,202 sq. ft. home offering the perfect blend of comfort, functionality, and an unbeatable location! Featuring 3 bedrooms and 2.5 bathrooms, this home is ideal for families or anyone looking for a thoughtfully designed layout. The main floor offers a bright and inviting living space that flows seamlessly into the dining area and kitchen—perfect for both everyday living and entertaining. Upstairs, you’ll find spacious bedrooms, including a primary suite complete with its own private ensuite. The fully finished basement provides additional versatile living space, ideal for a family room, home office, or recreation area. What truly sets this home apart is its incredible backyard backing directly onto a park! Enjoy no rear neighbors, beautiful green space views, and direct access to the park right from your backyard. The large wrap-around deck is the perfect place to relax, entertain, and take in the peaceful surroundings. Complete with a 2-car garage, this home offers a rare opportunity to enjoy privacy, convenience, and direct access to a park. Don’t miss your chance to own in this highly desirable location!