



**106174 Rge Rd 125**  
**La Crete, Alberta**

**MLS # A2297804**



**\$449,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Modular Home		
<b>Size:</b>	1,520 sq.ft.	<b>Age:</b>	2006 (20 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	10.01 Acres		
<b>Lot Feat:</b>	Back Yard, Landscaped, Lawn, Many Trees, Meadow		

<b>Heating:</b>	Forced Air	<b>Water:</b>	Cistern
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	Mound Septic
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Manufactured Floor Joist, Vinyl Siding, Wood Frame	<b>Zoning:</b>	A
<b>Foundation:</b>	Pillar/Post/Pier	<b>Utilities:</b>	Electricity Connected, Propane, Sewer Connected, Water

**Features:** Built-in Features, Ceiling Fan(s), Chandelier, Closet Organizers, Crown Molding, Kitchen Island, Laminate Counters, Open Floorplan, Pantry, See Remarks, Skylight(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

**Inclusions:** N/A

Welcome to your acreage dream! This 10-acre parcel located 26 km east of La Crete with only 1/2 mile of gravel offers a great balance of privacy and convenience. The property features a 5-acre fenced pasture with a dugout, plus just over 3 acres of natural trees surrounding the yard site for shelter and seclusion. The yard is beautifully set up with a parking pad, multiple storage sheds, garden plot, and a true established acreage feel. The home is a 2006-built 20-wide modular with a well-designed floorplan offering 4 bedrooms plus an office. The front entrance invites you into the main living area featuring vaulted ceilings and an open kitchen, dining, and living space. The kitchen includes ample cabinetry, a freestanding island, pantry, and appliances, while large windows in the dining and living areas overlook the front yard and bring in plenty of natural light. The layout continues with two bedrooms and a full bath at the front, followed by the main living area, then an office/sewing room, an additional bedroom, and finally the primary suite complete with ensuite and walk-in closet. Laundry is conveniently tucked into a hall closet. With a great floorplan, established yard, and functional land setup, this property is ready for you to enjoy country living at its best.