



GRASSROOTS
REALTY GROUP

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**9606 Pioneer Drive
La Crete, Alberta**

MLS # A2297952



\$485,000

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,376 sq.ft.	Age:	2013 (13 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Garage Faces Front, Gravel Driveway, Off Street, C		
Lot Size:	0.18 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, City Lot, Front Yard, Landscaped,		

Heating:	Central, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, ICFs (Insulated Concrete Forms), Manufactured Floor Joist, Vinyl Siding, Wood Frame	Utilities:	-
Foundation:	ICF Block, Poured Concrete		
Features:	Chandelier, Closet Organizers, Laminate Counters, Open Floorplan, Pantry, Recessed Lighting, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to this fully finished 4 bedroom, 3 bathroom home with a double attached garage, perfectly located backing onto one of the best parks in town! Outside you'll appreciate the ample parking space, extra storage, and a great deck to enjoy the summer sun while the kids play just steps away. Inside, a dropped landing greets you and leads into an open and airy main floor where the kitchen, living, and dining areas flow together nicely. The kitchen offers ample cabinetry, a corner pantry, all appliances, and a window over the sink, while the spacious living room features a large window and plenty of room for hosting. The dining area includes a patio door to the back deck, making indoor-outdoor living easy. The main floor includes two bedrooms, two bathrooms, and convenient main floor laundry, along with a comfortable primary suite featuring a full ensuite and closet. Downstairs you'll find a fully finished basement with two additional bedrooms, a full 4-piece bathroom, a large play area, and cold storage. The home also features central A/C to keep you cool all summer long. With a great layout, fantastic location, and park views, this one checks all the boxes—don't miss it, come have a look today.