



10209 105 Avenue
La Crete, Alberta

MLS # A2298342



\$360,000

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|------------------|--------------------------------------|---------------|-------------------|
| Division: | NONE | | |
| Type: | Residential/House | | |
| Style: | 1 and Half Storey | | |
| Size: | 1,131 sq.ft. | Age: | 2003 (23 yrs old) |
| Beds: | 4 | Baths: | 1 |
| Garage: | Parking Pad | | |
| Lot Size: | 0.20 Acre | | |
| Lot Feat: | Back Yard, Cleared, Front Yard, Lawn | | |

| | |
|--------------------|-------------|
| Heating: | Central |
| Floors: | Vinyl |
| Roof: | Shingle |
| Basement: | Full |
| Exterior: | Wood Frame |
| Foundation: | ICF Block |
| Features: | See Remarks |

| | |
|-------------------|-------------|
| Water: | - |
| Sewer: | - |
| Condo Fee: | - |
| LLD: | 9-106-15-W5 |
| Zoning: | H-R1 |
| Utilities: | - |

Inclusions: see remarks

Welcome to this well-maintained and inviting 1,131 sq ft home offering a perfect blend of comfort, functionality, and outdoor space. Featuring 4 generously sized bedrooms and 2 full bathrooms, this property is ideal for families, first-time buyers, or investors looking for a versatile layout. The main level offers a bright and welcoming living space filled with natural light, creating a warm and comfortable atmosphere for everyday living. The functional floor plan ensures a seamless flow between rooms, while the bedrooms provide ample space for rest, work, or hobbies. Step outside and you'll find a large, fully fenced backyard—perfect for children, pets, and outdoor entertaining. The expansive back deck is a standout feature, offering plenty of room for summer barbecues, lounging, or hosting family and friends. The spacious front yard enhances the home's curb appeal and provides additional outdoor space to enjoy. The full basement is partially finished, adding valuable extra living space that can be used as a recreation room, home office, gym, or additional storage. With further development potential, it offers an excellent opportunity to customize and increase the home's value over time. This property combines indoor comfort with exceptional outdoor space, making it a fantastic place to call home. Don't miss your chance to own a property with this much versatility and potential!