



**9805 95 Street
La Crete, Alberta**

MLS # A2300380



\$455,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,304 sq.ft.	Age:	2024 (2 yrs old)
Beds:	3	Baths:	1
Garage:	Parking Pad		
Lot Size:	1.00 Acre		
Lot Feat:	Brush, Many Trees		

Heating:	Central	Water:	Co-operative
Floors:	Vinyl Plank	Sewer:	Public Sewer
Roof:	Shingle	Condo Fee:	-
Basement:	None	LLD:	10-106-15-W5
Exterior:	Wood Frame	Zoning:	HCR
Foundation:	Slab	Utilities:	Electricity Connected, Natural Gas Connected, Sewer
Features:	Open Floorplan		

Inclusions: see remarks

Welcome to this beautiful, recently built single-level home offering 1,304 sq ft of comfortable living space. This well-maintained property features 3 spacious bedrooms and 1 full bathroom, making it an ideal option for families, first-time buyers, or those looking to downsize without sacrificing space. Situated on a generous 1-acre lot, the property provides a perfect blend of open space and natural surroundings. The yard includes a mix of light brush and small trees, offering privacy, character, and potential for landscaping or outdoor customization. Enjoy outdoor living on the durable cement patio—perfect for relaxing, entertaining, or taking in the peaceful setting. With its modern condition, functional layout, and expansive lot, this home combines convenience, comfort, and room to grow. A great opportunity to own a move-in-ready home with land and versatility!