



9202 95 Ave
La Crete, Alberta

MLS # A2302833



\$570,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,986 sq.ft.	Age:	1991 (35 yrs old)
Beds:	4	Baths:	2 full / 2 half
Garage:	Double Garage Attached, Parking Pad, RV Access/Parking		
Lot Size:	1.29 Acres		
Lot Feat:	Back Yard, Cleared, Front Yard, Landscaped, Lawn, Underground Sprinklers		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Manufactured Floor Joist, Vinyl Siding, Wood Frame	Zoning:	H-CR
Foundation:	Combination, Poured Concrete, Wood	Utilities:	-
Features:	Built-in Features, Closet Organizers, Kitchen Island, Laminate Counters, Pantry		
Inclusions:	N/A		

Step into acreage living with all the benefits of living only 2 minutes from town! Pride of ownership is easy to see on this property, that has seen lots of TLC over the years! The great privacy from mature spruce trees around the yard, updated 2 story home with an attached garage, plenty of outdoor living space, and the phenomenal location makes this property an absolute must see! Coming into the home you'll notice the crisp clean feel, due to extensive updates done in recent years. The main floor offers a spacious entrance, cozy living room with natural gas fireplace, and a modern updated kitchen with new cabinets, countertops, appliances, corner pantry, and under cabinet recessed lighting. The dining room is next to the kitchen, with a patio door and lots of windows that makes for a bright airy gathering place! The wraparound back deck is accessible from the kitchen or dining room, and offer a huge additional living space. There is also an office area, laundry room and bathroom, and in the center of the home you'll be pleased to find a wood burning stove for a great place to relax come winter! The upper floor has 4 bedrooms including the master suite with walk in closet and a full ensuite, as well as a 4 piece bathroom with a skylight. The basement has a family room, 1/2 bath, a storage room, as well as a cold storage built in under the back deck that stay cool all year round. 2 car garage has in floor heat and has chimney prepped for wood burning stove, and additional work space is found in the detached workshop on the North end of the property. Underground sprinklers help keep the yard looking top notch, all very well looked after, located directly West of Countryside Church. Come on out and see if this is your forever home!