



**9809 107 Street
La Crete, Alberta**

MLS # A2167130



\$350,000

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|------------------|---|---------------|-------------------|
| Division: | NONE | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 1,056 sq.ft. | Age: | 1978 (47 yrs old) |
| Beds: | 4 | Baths: | 2 full / 1 half |
| Garage: | Off Street, Parking Pad, Single Garage Attached | | |
| Lot Size: | 0.23 Acre | | |
| Lot Feat: | Back Lane, Back Yard, City Lot | | |

| | | | |
|--------------------|---|-------------------|-------|
| Heating: | In Floor, Forced Air | Water: | - |
| Floors: | Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full, Partially Finished | LLD: | - |
| Exterior: | Wood Frame | Zoning: | H-R1A |
| Foundation: | Wood | Utilities: | - |
| Features: | Chandelier, Closet Organizers, Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Vinyl Windows | | |

Inclusions: N/A

Priced below the appraised value of \$357 000, This 4-bedroom, 2.5-bath home, offers an excellent opportunity to generate income, or if you want to move in it will be available for possession July 1, 2025. Located on a quiet street, this updated property features modern finishes, neutral colors, and a spacious kitchen with an island that flows seamlessly into the open-concept dining and living area. Upstairs, you'll find an office space, two bedrooms, and 1.5 baths, including a master ensuite. The partially finished basement adds even more value with two additional bedrooms, a full bath, common area, and laundry room. The basement has its own access through the attached garage, making it perfect for a future basement suite. With a fenced yard offering privacy and a fantastic location, this home is the perfect opportunity to step into home ownership at an affordable price.