



9809 107 Street
La Crete, Alberta

MLS # A2167130



\$356,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,056 sq.ft.	Age:	1978 (46 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

INVESTOR ALERT! Priced at appraised value, This 4-bedroom, 2.5-bath home, currently under a rental contract, offers an excellent opportunity to generate income. 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 get your money working for you!