



9905 112 Street  
La Crete, Alberta

MLS # A2172538



**\$399,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	Townhouse		
<b>Size:</b>	1,490 sq.ft.	<b>Age:</b>	2024 (0 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Off Street, Parking Pad, Single Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Lawn, Landscaped, Yard Lights		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 200
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	ICFs (Insulated Concrete Forms), Manufactured Floor Joist, Vinyl Siding, Wood Paneling	<b>Zoning:</b>	H-CR
<b>Foundation:</b>	ICF Block, Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Enjoy the next chapter of your life in this brand new move in ready seniors condo! Relax, and enjoy the freedom of having your yard maintenance and snow removal all taken care of, to allow you to make the most of the twilight years of life! This beautiful West facing unit is 1450 sq/ft, and has a heated attached one car garage. Coming inside you'll find a spacious living area, with bright modern paint colors and beautiful white kitchen cabinets with solid surface countertops. Very practical floorplan gives you ample space to host your family and friends and reminisce about time gone by. The master bedroom is in wheelchair ready with 36' wide doors, and a fully accessible bathroom with a huge curb less shower. Built in cabinet for storage in the bathroom, as well as a walk in closet gives you abundant storage space. A spare bedroom, and a full 4 piece main bath make up the remainder of the main floor. Out the back door you'll find a concrete patio ready to be enjoyed. The driveway on this property is all concrete as well, so this is a turn key property ready for IMMEDIATE POSSESSION! Come have a look today!