



10401 109 Street
La Crete, Alberta

MLS # A2177692



\$295,000

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Modular Home		
Size:	1,468 sq.ft.	Age:	1989 (35 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached, Off Street		
Lot Size:	0.20 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Lawn, Garden, Landscaped		

Heating:	Central, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	MHS
Foundation:	Wood	Utilities:	-
Features:	Ceiling Fan(s), Chandelier, Closet Organizers, High Ceilings, Laminate Counters, Vinyl Windows		

Inclusions: Trolley and electric winch in garage

This well-maintained 3-bedroom, 2-bathroom home is full of charm and functionality, featuring a spacious entryway that opens into a bright, airy main living area. The kitchen has ample cabinet space, and the large windows in the living room fill the space with natural light. Two spare bedrooms and a full bath are located at one end, while the master suite is privately set at the other, complete with a large ensuite and walk-in closet. The home is equipped with central A/C and includes, all appliances and recently updated shingles and furnace, making it move-in ready. Outside, the impressive 20x40 detached garage built in 2014, features a concrete floor, overhead heating, and a winch on a trolley that runs overhead on a steel I beam making it perfect garage for hobbyists, and the shed at the back adds a ton of extra storage. Priced right at \$295,000, come see if this could be your perfect fit!