



**10402 103 Street  
La Crete, Alberta**

**MLS # A2192163**



**\$627,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	1 and Half Storey, Side by Side		
<b>Size:</b>	2,996 sq.ft.	<b>Age:</b>	1991 (34 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	4 full / 2 half
<b>Garage:</b>	Quad or More Attached		
<b>Lot Size:</b>	0.22 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Central	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	MHS-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Laminate Counters, See Remarks		

**Inclusions:** central vacuum both units.

**INVESTOR ALERT!** Come check out this duplex for sale that's located near all the amenities, this property has lots of potential; live on one side and rent out the other or rent out both units the choice is yours. Each unit has vaulted ceilings with wood beam accents, a big master bedroom with a large ensuite and walk-in closet, and a double car garage to keep your vehicles out of the weather. Come check out this great opportunity before it's gone!