



9914 98 Avenue  
La Glace, Alberta

MLS # A2197237



**\$149,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	856 sq.ft.	<b>Age:</b>	1932 (93 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Level, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Partial, Unfinished	<b>LLD:</b>	10-74-8-W6
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	RR-4
<b>Foundation:</b>	Combination	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island		

**Inclusions:** N/A

Discover small-town charm in La Glace, with this cozy and affordable 2-bedroom, 1-bathroom home. Perfect for first-time buyers, downsizers, or a young family! This property offers a functional layout and plenty of potential. The detached garage with back alley access provides convenient parking and storage. Located just steps from the La Glace Curling Club, Arena, and Tamarack Valley Regional Recreation Center, this home is ideal for those who love an active lifestyle and being part of a welcoming community. Shingles are roughly 2 years old. Don't miss this opportunity—schedule your viewing today!