



107446 RGE Rd 135
La Crete, Alberta

MLS # A2201080



\$550,000

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Modular Home		
Size:	1,672 sq.ft.	Age:	2020 (5 yrs old)
Beds:	4	Baths:	2
Garage:	Parking Pad, Quad or More Detached, RV Access/Parking		
Lot Size:	7.64 Acres		
Lot Feat:	Back Yard, Front Yard, Garden, Landscaped, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Manufactured Floor Joist, Vinyl Siding, Wood Frame	Zoning:	A
Foundation:	Piling(s)	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Chandelier, Closet Organizers, Crown Molding, Double Vanity, Kitchen Island, Quartz Counters		

Inclusions: N/A

An incredible acreage opportunity in Blumenort, just a half-mile off the pavement! This beautifully developed property is move-in ready with IMMEDIATE possession available, featuring a fully landscaped yard, planted trees, a well-laid-out gravel parking area, a stunning home, and a spacious shop. The 1,672 sq/ft home is in like-new condition, offering plenty of space and modern finishes throughout. Step inside to soaring vaulted ceilings and a high-end kitchen with quartz countertops, a huge island, and all appliances included. The open-concept design flows seamlessly into the dining and living areas, creating an inviting atmosphere. The master suite is a true retreat, featuring a spacious ensuite with a double vanity, full shower, and a walk-in closet. At the opposite end of the home, you'll find three additional bedrooms, a full bathroom, and a convenient laundry room. Outside, the yard is fully established with lush lawn, and the impressive 40' x 60' x 16' shop that is wired, great for storage, and ready to be finished to suit your needs. With a prime location and all the hard work already done, this is the perfect time to make this acreage yours. Priced at the appraised value of \$550K, Don't miss out—schedule your viewing today!