



**GRASSROOTS**  
REALTY GROUP

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11110 105 Avenue  
La Crete, Alberta

MLS # A2211547



**\$445,000**

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,105 sq.ft.	Age:	2006 (19 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.22 Acre		
Lot Feat:	Back Yard, Few Trees, Lawn, Level		

Heating:	Central	Water:	-
Floors:	Carpet, Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	H-R1A
Foundation:	Wood	Utilities:	-
Features:	Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Pantry, Storage, Vinyl Windows		

**Inclusions:** Shed, air conditioner

This lovely home sits on a large lot with mature trees, giving you plenty of space and privacy. It's in a great spot—just a short walk to Jake's Lake walking trails, perfect for enjoying the outdoors. There's a spacious garage and a 12x16 shed with lots of shelving, giving you plenty of room for tools, gear, or hobbies. Inside, the home features a big kitchen island and a pantry, great for cooking and entertaining. The master bedroom has its own ensuite, making it a comfortable space to unwind. A laundry chute adds everyday convenience, and downstairs, there's a wood stove that keeps things cozy in the winter, plus a handy wood hatch that makes it easy to load wood right into the basement. The property also has sewer hookups for a holiday trailer. It's a great mix of comfort, space, and convenience in a quiet, scenic location.