



GRASSROOTS
REALTY GROUP

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10417 97 Avenue
La Crete, Alberta

MLS # A2297258



\$460,000

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,202 sq.ft.	Age:	1994 (32 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.30 Acre		
Lot Feat:	Back Yard, Cleared, Few Trees, Front Yard, Lawn, Low Maintenance Landsc		

Heating:	Central	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Shingle	Condo Fee:	-
Basement:	Full	LLD:	9-106-15-W5
Exterior:	Wood Frame	Zoning:	H-R1A
Foundation:	Poured Concrete, Preserved Wood	Utilities:	-
Features:	See Remarks		

Inclusions: See Remarks

Welcome to this well-appointed 1,202 sq. ft. home offering the perfect blend of comfort, functionality, and an unbeatable location! Featuring 3 bedrooms and 2.5 bathrooms, this home is ideal for families or anyone looking for a thoughtfully designed layout. The main floor offers a bright and inviting living space that flows seamlessly into the dining area and kitchen—perfect for both everyday living and entertaining. Upstairs, you’ll find spacious bedrooms, including a primary suite complete with its own private ensuite. The fully finished basement provides additional versatile living space, ideal for a family room, home office, or recreation area. What truly sets this home apart is its incredible backyard backing directly onto a park! Enjoy no rear neighbors, beautiful green space views, and direct access to the park right from your backyard. The large wrap-around deck is the perfect place to relax, entertain, and take in the peaceful surroundings. Complete with a 2-car garage, this home offers a rare opportunity to enjoy privacy, convenience, and direct access to a park. Don’t miss your chance to own in this highly desirable location!