



**GRASSROOTS**  
REALTY GROUP

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**9606 Pioneer Drive  
La Crete, Alberta**

**MLS # A2297952**



**\$485,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,376 sq.ft.	<b>Age:</b>	2013 (13 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Garage Faces Front, Gravel Driveway, Off Street, C		
<b>Lot Size:</b>	0.18 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, City Lot, Front Yard, Landscaped,		

<b>Heating:</b>	Central, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, ICFs (Insulated Concrete Forms), Manufactured Floor Joist, Vinyl Siding, Wood Frame	<b>Utilities:</b>	-
<b>Foundation:</b>	ICF Block, Poured Concrete		
<b>Features:</b>	Chandelier, Closet Organizers, Laminate Counters, Open Floorplan, Pantry, Recessed Lighting, Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Welcome to this fully finished 4 bedroom, 3 bathroom home with a double attached garage, perfectly located backing onto one of the best parks in town! Outside you'll appreciate the ample parking space, extra storage, and a great deck to enjoy the summer sun while the kids play just steps away. Inside, a dropped landing greets you and leads into an open and airy main floor where the kitchen, living, and dining areas flow together nicely. The kitchen offers ample cabinetry, a corner pantry, all appliances, and a window over the sink, while the spacious living room features a large window and plenty of room for hosting. The dining area includes a patio door to the back deck, making indoor-outdoor living easy. The main floor includes two bedrooms, two bathrooms, and convenient main floor laundry, along with a comfortable primary suite featuring a full ensuite and closet. Downstairs you'll find a fully finished basement with two additional bedrooms, a full 4-piece bathroom, a large play area, and cold storage. The home also features central A/C to keep you cool all summer long. With a great layout, fantastic location, and park views, this one checks all the boxes—don't miss it, come have a look today.