



**GRASSROOTS**  
REALTY GROUP

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10209 105 Avenue  
La Crete, Alberta

MLS # A2298342



**\$345,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,131 sq.ft.	<b>Age:</b>	2003 (23 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.20 Acre		
<b>Lot Feat:</b>	Back Yard, Cleared, Front Yard, Lawn		

**Heating:** Central

**Floors:** Vinyl

**Roof:** Shingle

**Basement:** Full

**Exterior:** Wood Frame

**Foundation:** ICF Block

**Features:** See Remarks

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** H-R1

**Utilities:** -

**Inclusions:** see remarks

Welcome to this well-kept 1,131 sq ft home with 4 bedrooms and 2 full bathrooms. It's a great option for families, first-time buyers, or investors. The main floor offers a bright living space with plenty of natural light and a practical layout. The bedrooms are spacious bright and spacious with good storage options. Outside, you'll find a large fenced backyard, perfect for kids, pets, or entertaining. The back deck provides lots of space for relaxing or hosting, and the front yard adds to the home's curb appeal. The partially finished basement offers extra space for a rec room, office, gym, or storage, with room for future development. This home offers a good mix of indoor comfort and outdoor space, with plenty of potential to make it your own. Take a look at this turn key opportunity!