



**GRASSROOTS**  
REALTY GROUP

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10406 105 Ave  
La Crete, Alberta

MLS # A2301806



**\$385,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,120 sq.ft.	<b>Age:</b>	2024 (2 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Gravel Driveway, Off Street, Parking Pad, RV Access/Parking		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Landscaped, Lawn, No Neighbours Behind		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	ICFs (Insulated Concrete Forms), Wood Frame	<b>Zoning:</b>	H-R1
<b>Foundation:</b>	ICF Block, Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Chandelier, Closet Organizers, Kitchen Island, Laminate Counters, Open Floorplan, Storage, Vinyl Windows		

**Inclusions:** N/A

Next to new showhome! This stunning farmhouse-style home offers incredible curb appeal and checks all the boxes from the moment you arrive, featuring a full-length covered front veranda perfect for enjoying quiet mornings or evening sunsets. Step inside to a spacious entrance with a large coat closet, and you'll immediately notice the modern finishes and abundance of natural light throughout. The main floor showcases a bright, open-concept layout with the kitchen, living, and dining areas seamlessly connected—ideal for everyday living and entertaining. The kitchen is a true highlight, featuring custom cabinetry, a large island with plenty of drawers, a walk-in pantry, gas range, double door fridge, and a window over the sink. The dining area offers direct access to the patio, creating the perfect space to host family and friends. Also on the main floor are two bedrooms and two full bathrooms, including a private primary suite complete with a walk-in closet and ensuite. Downstairs, you'll find one partially finished bedroom, with room for two more, bathroom rough-in, and a laundry area just off the mechanical room. The rest of the basement is wide open and ready for your personal touch. Outside, the yard is nicely established with a storage shed and close proximity to walking trails. This move-in ready, turn-key home shows like new—come take a look today!