



GRASSROOTS
REALTY GROUP

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12072 TWP RD 1072
La Crete, Alberta

MLS # A2302850



\$485,000

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Modular Home		
Size:	1,520 sq.ft.	Age:	2007 (19 yrs old)
Beds:	3	Baths:	2
Garage:	Driveway, Parking Pad, RV Access/Parking		
Lot Size:	39.44 Acres		
Lot Feat:	Front Yard, Garden, Landscaped, Lawn, Many Trees, No Neighbours Behind,		

Heating:	Forced Air	Water:	-
Floors:	Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Manufactured Floor Joist, Wood Frame	Zoning:	A
Foundation:	Piling(s)	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Chandelier, Closet Organizers, Laminate Counters, Open Floorplan, Pantry, See Remarks, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

Private 40-acre oasis just 30 minutes from La Crete! Located just off Highway 88 with only 1/4 mile of gravel, this property offers the perfect balance of privacy and accessibility. Set up as an ideal hobby farm, you'll find a well-developed yard site surrounded by mature spruce trees, approximately 10 acres of alfalfa, fenced pasture, multiple outbuildings, a huge garden plot, and plenty of room for parking and expansion. The home is a spacious 1,520 sq/ft, 20-wide modular featuring 3 bedrooms and 2 bathrooms with a family-friendly layout. Two bedrooms and a full bath are located on one end, while the oversized primary suite sits on the other, complete with a walk-in closet, built-in cabinetry, and a large corner tub in the ensuite. The main living area offers vaulted ceilings and an open-concept design connecting the kitchen, dining, and living spaces. The kitchen has been updated with modern cabinetry, ample drawers, a corner pantry, and flows nicely into the dining area—perfect for hosting. A large south-facing window in the living room brings in great natural light, and a separate laundry room adds everyday convenience. With a functional layout in the home, and a private yard full of potential, this property is ready for you to make it your own. Come see it today!