



**GRASSROOTS**  
REALTY GROUP

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10413 110 Ave  
La Crete, Alberta

MLS # A2306309



**\$205,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Modular Home		
<b>Size:</b>	960 sq.ft.	<b>Age:</b>	2006 (20 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Off Street, Parking Pad		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, Lawn		

**Heating:** Forced Air

**Floors:** Vinyl Plank

**Roof:** Asphalt Shingle

**Basement:** None

**Exterior:** Vinyl Siding, Wood Frame

**Foundation:** Piling(s)

**Features:** Chandelier, Closet Organizers, Laminate Counters, Open Floorplan, Vinyl Windows

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** MHS

**Utilities:** -

**Inclusions:** N/A

Perfect starter home or investment opportunity! Built in 2006, this cozy and functional property offers 2 bedrooms and 1 bathroom with a practical layout that makes great use of the space. The kitchen and living area provide a comfortable setting for everyday living, and the home comes complete with basic furniture and appliances, making it a true move-in ready option or an easy rental setup. Outside, the yard is nicely landscaped and partially fenced, offering a great space to enjoy with minimal upkeep. Priced to sell at just \$215,000, this is one of the best values in town—don't wait, come take a look today! More inside photos coming soon!