



**GRASSROOTS**  
REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

1 & 2, 10510 102A Avenue  
La Crete, Alberta

MLS # A2308150



**\$479,400**

|                  |                                 |               |                  |
|------------------|---------------------------------|---------------|------------------|
| <b>Division:</b> | NONE                            |               |                  |
| <b>Type:</b>     | Residential/Duplex              |               |                  |
| <b>Style:</b>    | Attached-Side by Side, Bungalow |               |                  |
| <b>Size:</b>     | 2,262 sq.ft.                    | <b>Age:</b>   | 2026 (0 yrs old) |
| <b>Beds:</b>     | 2                               | <b>Baths:</b> | 2                |
| <b>Garage:</b>   | Parking Pad                     |               |                  |
| <b>Lot Size:</b> | 0.13 Acre                       |               |                  |
| <b>Lot Feat:</b> | Back Yard                       |               |                  |

|                    |             |                   |             |
|--------------------|-------------|-------------------|-------------|
| <b>Heating:</b>    | Central     | <b>Water:</b>     | -           |
| <b>Floors:</b>     | Vinyl       | <b>Sewer:</b>     | -           |
| <b>Roof:</b>       | Shingle     | <b>Condo Fee:</b> | -           |
| <b>Basement:</b>   | Crawl Space | <b>LLD:</b>       | 9-106-15-W5 |
| <b>Exterior:</b>   | Wood Frame  | <b>Zoning:</b>    | H-R1        |
| <b>Foundation:</b> | ICF Block   | <b>Utilities:</b> | -           |
| <b>Features:</b>   | See Remarks |                   |             |

|                    |    |
|--------------------|----|
| <b>Inclusions:</b> | na |
|--------------------|----|

Welcome to this beautifully built, brand-new full side by side duplex offering 2262 sq. ft. built by Alpine Builders. The home is built slab on grade to offer convenient stairless access. You will appreciate the modern features of this home along with the 2 spacious bedrooms and 2 full bathrooms in each unit for a total of 4 bedrooms and 4 bathrooms. This property creates an opportunity for you as an investor with great rent potential or to live in one side and rent out the other side. The bright, open-concept design is filled with natural light and showcases the quality finishes throughout. The layout is simple, efficient, and easy to navigate—ideal for those seeking a low-maintenance lifestyle. Designed with convenience in mind, this home is especially well-suited for mature buyers or elderly couples looking for easy in-and-out access and minimal upkeep. With everything you need on one level and a practical floor plan, it offers both comfort and peace of mind. Step outside to your own private backyard—perfect for quiet mornings, light gardening, or enjoying warm summer days without the hassle of extensive maintenance. Priced at \$479400 plus GST for both sides and it comes with 2 titles.