



**9206 94 Street
La Crete, Alberta**

MLS # A2312228



\$685,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,472 sq.ft.	Age:	2016 (10 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Parking Pad, RV Access/Parking, Single Garage A		
Lot Size:	3.19 Acres		
Lot Feat:	Back Yard, City Lot, Corners Marked, Front Yard, Garden, Landscaped, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	ICFs (Insulated Concrete Forms), Vinyl Siding, Wood Frame	Zoning:	H-CR
Foundation:	ICF Block, Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Chandelier, Closet Organizers, Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Pantry, Sump Pump(s), Suspended Ceiling, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

Rare opportunity to enjoy acreage-style living right within town limits with full town services! Set on over 3 acres, this impressive property offers the peace, privacy, and space of country living while being only minutes from all town amenities. The property features a well-kept 1,472 sq/ft home with attached garage, plus a detached 24x30 double garage with concrete floor, power, and ready for heat—perfect for a workshop or extra storage. Outside you’ll appreciate the mature tree lines surrounding the property, huge gravel parking area, oversized garden plot complete with sprinkler system, and a great back deck with adjoining firepit area to enjoy summer evenings. Inside, the home is in excellent condition offering a total of 6 bedrooms and 4 bathrooms with a spacious family-friendly layout. The open main area features a nice kitchen with ample cabinetry, patio door access to the back deck, and great flow for everyday living. Upstairs you’ll find the primary suite complete with walk-in closet and full ensuite, along with two additional bedrooms and another full bathroom. The fully finished basement adds three more bedrooms, a full bath, play area, and a cold storage room complete with built-in A/C. The oversized attached garage also includes a convenient half bath. Privacy, space, mature setting, and incredible functionality—properties like this rarely come available in this condition. Come take a look today!