



GRASSROOTS
REALTY GROUP

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9229 95 Avenue
Rural Mackenzie County, Alberta

MLS # A2312956



\$475,000

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Bungalow		
Size:	1,600 sq.ft.	Age:	2005 (21 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	Parking Pad		
Lot Size:	1.01 Acres		
Lot Feat:	See Remarks		

Heating:	Forced Air, Natural Gas	Water:	Co-operative
Floors:	Other	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	See Remarks	Zoning:	H-CR
Foundation:	Block, Piling(s)	Utilities:	-
Features:	See Remarks		

Inclusions: fridge, stove, dishwasher, washer, dryer, blinds, curtain rods, shed

MINT Condition acreage just outside of La Crete. This home is set apart with its meticulous attention to detail with updated siding, newer shingles, beautiful deck, skirting, central air conditioning and overall you will notice the attention to detail and quality of work done. Inside the home you enter into a nice addition with a large 12'6"X15' that could be used as a living area or a bedroom. The addition also adds a nice entry and is placed on a full 14x22' basement. The home has 3 bedrooms, 2 full bathrooms and many nice updates. Things that have been updated are bathrooms, paint, flooring and appliances. The property also has a detached 28'x32' garage, a chicken coop, underground wire for dogs and a 12x16' hip roof shed. Come take a look at this property today.