



10612 97 Ave
La Crete, Alberta

MLS # A2316385



\$349,000

Division:	NONE		
Type:	Residential/Other		
Style:	Townhouse		
Size:	1,350 sq.ft.	Age:	2006 (20 yrs old)
Beds:	2	Baths:	2
Garage:	Off Street, Parking Pad, Single Garage Attached		
Lot Size:	-		
Lot Feat:	Back Lane, Back Yard, City Lot, Landscaped, Lawn, Yard Lights		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 240
Basement:	Crawl Space	LLD:	-
Exterior:	Concrete, ICFs (Insulated Concrete Forms), Manufactured Floor Joist, Vinyl Siding, Wood Frame	Utilities:	-
Foundation:	ICF Block		
Features:	Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Vinyl Windows		
Inclusions:	N/A		

Enjoy easy, maintenance-free living in this highly desirable ground-level condo! Located on a quiet street in La Crete, this south-facing unit is designed for comfort and accessibility, with no stairs and everything conveniently located on one level. The spacious floorplan features a bright living room flooded with natural light from the large south-facing windows, flowing seamlessly into the dining area and kitchen. The kitchen offers an abundance of cabinetry, a freestanding island, corner pantry, and all appliances included. The primary suite is generously sized and features an accessible ensuite, while the second bedroom and full guest bathroom provide flexibility for family or visitors. Main floor laundry adds to the convenience. Outside, you'll appreciate the large concrete driveway, heated attached garage with attractive epoxy flooring, and a private rear deck perfect for enjoying your morning coffee or summer evenings. Well maintained and move-in ready, this is an excellent opportunity to enjoy comfortable living in one of La Crete's most sought-after condo developments. Come take a look today!