



**9701 95 Street
La Crete, Alberta**

MLS # A2316671



\$390,000

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Modular Home		
Size:	1,440 sq.ft.	Age:	1980 (46 yrs old)
Beds:	3	Baths:	2
Garage:	Parking Pad, RV Access/Parking		
Lot Size:	1.90 Acres		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Garden, Landscaped,		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	H-CR
Foundation:	Piling(s)	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Chandelier, Closet Organizers, Laminate Counters, Vinyl Windows		

Inclusions: N/A

Rare opportunity to own a secluded private oasis right within the town limits of La Crete! Set on 1.9 acres, this property offers the perfect blend of privacy, space, and convenience. The beautifully treed yard provides a peaceful setting with no neighbors behind, a private firepit area, storage shed, garden plot, and plenty of room for the family to enjoy. The 1,440 sq/ft home features 3 bedrooms and 2 bathrooms with a comfortable family-friendly layout. Inside you'll find a spacious kitchen and dining area with plenty of room to gather, while the welcoming living room is located just off the main entrance. Adjacent to the living room is a cozy wood-burning stove area, creating a warm and inviting space to relax and unwind. The primary bedroom is privately situated at one end of the home complete with a full ensuite, while two additional bedrooms and another full bathroom are located at the opposite end. Acreage-style living with town services, mature trees, and exceptional privacy is hard to find at this price point. Come take a look today!