



GRASSROOTS
REALTY GROUP

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14304 Twp Rd 1072
La Crete, Alberta

MLS # A2318436



\$365,000

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Modular Home		
Size:	1,550 sq.ft.	Age:	1991 (35 yrs old)
Beds:	4	Baths:	2
Garage:	Additional Parking, Gravel Driveway, Parking Pad, RV Access/Parking		
Lot Size:	10.01 Acres		
Lot Feat:	Back Yard, Garden, Landscaped, Lawn, Many Trees		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Manufactured Floor Joist, Vinyl Siding, Wood Frame	Zoning:	A
Foundation:	Piling(s)	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Chandelier, Closet Organizers, Open Floorplan, Vinyl Windows		

Inclusions: N/A

Escape to the peace and quiet of country living with this private 10-acre acreage located in the desirable Blumenort area! This well-set-up property offers plenty of space for the family to enjoy, featuring a 16-wide modular home with a 16 by 20 addition, large deck, two storage sheds, animal fencing, garden plot, spacious lawn area, and ample parking. Inside, the home offers 4 bedrooms and 2 bathrooms with a functional family-friendly layout. A spacious entrance welcomes you in, while the addition provides a versatile office space along with a large bedroom or playroom. The bright living room features a beautiful bay window that fills the home with natural light and flows nicely into the dining area and kitchen. The kitchen offers plenty of cabinetry, a pantry, and comes complete with all appliances. Two bedrooms and a full bathroom are conveniently located off the main living area, while the spacious primary bedroom serves as a relaxing retreat with a huge ensuite featuring a jacuzzi tub and double vanity. Whether you're looking for room for animals, a place to garden, or simply a quiet country lifestyle, this property offers an excellent opportunity to raise a family and enjoy the outdoors. Come take a look today!