



**10509 102A Street
La Crete, Alberta**

MLS # A2318885



\$290,000

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Modular Home		
Size:	1,386 sq.ft.	Age:	1993 (33 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street, Parking Pad, RV Access/Parking		
Lot Size:	0.21 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Landscaped, Lawn, Many Trees		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	MHS
Foundation:	Piling(s)	Utilities:	-
Features:	Built-in Features, Chandelier, Closet Organizers, Laminate Counters, No Smoking Home, Open Floorplan, Vinyl Windows		

Inclusions: N/A

Affordable living in La Crete! This well-kept 1,386 sq/ft home offers a bright, clean, and cozy feel throughout, making it a fantastic option for families, first-time buyers, or investors. The property features 3 bedrooms, 2 bathrooms, and even a cold storage room tucked beneath the addition. Outside, you'll appreciate the fully fenced yard complete with mature trees for shade and privacy, plenty of room for a garden, a large storage shed, and a spacious yard to enjoy. Inside, a generous entrance welcomes you into the home, with two bedrooms and a full bathroom located at one end. The heart of the home is the huge open-concept living, dining, and kitchen area, offering a warm and inviting space for everyday living and entertaining. The kitchen is flooded with natural light from a skylight and features ample cabinetry, plenty of workspace, and all appliances included. The spacious primary bedroom offers extensive built-in closet storage and is connected to the laundry room through the ensuite, creating a unique and highly functional floorplan. Fresh paint, a comfortable atmosphere, and pride of ownership are evident throughout. This home shows great and is ready for its next owner—come take a look today!