



**GRASSROOTS**  
REALTY GROUP

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10717 102 Avenue  
La Crete, Alberta

MLS # A2319589



**\$229,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Modular Home		
<b>Size:</b>	1,080 sq.ft.	<b>Age:</b>	1987 (39 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.26 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Cleared, Pie Shaped Lot, Secluded, Treed		

<b>Heating:</b>	Central	<b>Water:</b>	-
<b>Floors:</b>	Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	9-106-15-W5
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	MHS
<b>Foundation:</b>	Block	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s)		

**Inclusions:** see remarks

Welcome to this charming 1,080 sq. ft. home situated on a spacious 0.26-acre pie-shaped lot in a quiet, low-traffic area. This well-maintained property features 3 bedrooms and 1 bathroom, offering comfortable living with plenty of outdoor space to enjoy. Step outside to a covered porch and relax in the hot tub while taking in the privacy provided by mature trees surrounding the yard. The fully usable yard includes a garden area, storage shed, and ample room for kids, pets, or entertaining. With its private setting, unique lot shape, and abundance of outdoor amenities, this property offers the perfect blend of comfort, functionality, and small-town tranquility.