



10109 105 Ave  
La Crete, Alberta

MLS # A2319974

**\$299,000**



<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Modular Home		
<b>Size:</b>	1,376 sq.ft.	<b>Age:</b>	1990 (36 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Off Street, Parking Pad		
<b>Lot Size:</b>	0.18 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Front Yard, Garden, Landscaped, Lawn, Yard Lights		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Manufactured Floor Joist, Vinyl Siding	<b>Zoning:</b>	MHS
<b>Foundation:</b>	Piling(s)	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Ceiling Fan(s), Chandelier, Closet Organizers, Laminate Counters, Open Floorplan, Pantry		

**Inclusions:** N/A

Beautifully updated and exceptionally well cared for, this home offers the perfect combination of comfort, style, and functionality in a great location in La Crete. Featuring 3 bedrooms and 2 bathrooms, the home welcomes you with a huge entryway complete with custom built-in cabinetry for excellent storage and organization. The spacious main living area is ideal for both everyday living and entertaining, showcasing vaulted ceilings, updated cabinetry, a spacious kitchen with all appliances included, and an open-concept layout flowing seamlessly into the dining and living areas. The primary bedroom is privately located at the back of the home and features a large ensuite along with generous closet space. Outside, pride of ownership is evident throughout the beautifully maintained yard, complete with mature lawn, full fencing, a garden plot, and a cozy firepit area. The heated 16x24 garage with attached lean-to provides excellent space for projects, parking, or additional storage. Move-in ready and showing exceptionally well, this property truly shines—come take a look today!