



**10402 110 Street  
La Crete, Alberta**

**MLS # A2323481**



**\$409,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,264 sq.ft.	<b>Age:</b>	2017 (9 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Off Street, RV Access/Parking		
<b>Lot Size:</b>	0.19 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Corner Lot, Front Yard, Landscaped, Lawn, M		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	H-R1B
<b>Foundation:</b>	ICF Block, Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, Kitchen Island, Laminate Counters, Open Floorplan, Vinyl Windows		

**Inclusions:** N/A

Welcome to this beautiful home located on a well-established lot in one of the quietest and most peaceful areas of town. Pride of ownership is evident from the moment you arrive, with a pristine yard that has been lovingly maintained and thoughtfully landscaped with mature trees, raised garden beds, and attractive outdoor living spaces. The backyard is a true retreat, featuring a large deck, pergola, cozy firepit area, storage shed, and partial fencing, creating the perfect place to relax and enjoy summer evenings. Step inside and you'll immediately appreciate the spacious feel of the home. A large dropped entrance welcomes you in and opens to an impressive main living area featuring a huge kitchen, dining room, and living room designed for comfortable family living and entertaining. The dining area offers patio door access to the back deck, while the kitchen boasts an abundance of cabinetry, a freestanding island with drawers, bright finishes, excellent lighting, and all appliances included. The spacious living room offers plenty of seating and flows seamlessly with the kitchen and dining areas, creating a warm and inviting atmosphere. The main floor also features two bedrooms and two bathrooms, including a generous primary suite complete with a full ensuite and ample closet space. Downstairs you'll find a partially finished basement with an additional bedroom, full bathroom, and laundry room, while the remaining space is ready for your finishing touches and can be customized to suit your needs. As an added bonus, the property is garage-ready, offering excellent future potential. Beautifully maintained, move-in ready, and located in a highly desirable area, this is a home you'll be proud to call your own. Come take a look today!