



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

10409 107 Street
La Crete, Alberta

MLS # A2332703



\$440,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,120 sq.ft.	Age:	2005 (21 yrs old)
Beds:	4	Baths:	2
Garage:	Parking Pad, Single Garage Attached		
Lot Size:	0.20 Acre		
Lot Feat:	Back Lane, Back Yard, Corners Marked, Front Yard, Fruit Trees/Shrub(s), Ga		

Heating:	In Floor, Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Manufactured Floor Joist, Vinyl Siding, Wood Frame	Zoning:	H-R1A
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Laminate Counters, Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to this well-maintained 4-bedroom, 2-bathroom home, ideally located on a quiet street at the edge of town! Loaded with desirable features, this property offers an attached garage, central air conditioning, a spacious back deck, a fully fenced yard, and a versatile basement layout with excellent potential for extended family or future suite development. The bright and airy main floor features an inviting open-concept design where the kitchen, dining, and living areas flow seamlessly together. A cozy wood stove creates a warm and welcoming atmosphere, making this the perfect space to gather with family and friends. The main level also includes three bedrooms and a full bathroom, with one of the bedrooms currently serving as a convenient main floor laundry room that could easily be converted back into a bedroom if desired. A separate private entrance leads to the basement, which is thoughtfully laid out with a kitchen area, comfortable living space, two bedrooms, and a full bathroom, offering excellent flexibility for extended family, guests, or future development opportunities (subject to any required approvals). Outside, you'll appreciate the mature, private lot, fully fenced for children and pets, with plenty of space to relax and enjoy the outdoors. Situated in a desirable location with fewer neighbors and a peaceful setting, this property offers the perfect blend of comfort, convenience, and potential. Come take a look today—you won't be disappointed!