



GRASSROOTS
REALTY GROUP

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1, 2, 10225 105 Ave
La Crete, Alberta

MLS # A2333037



\$770,000

Division:	NONE		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	2,131 sq.ft.	Age:	2023 (3 yrs old)
Beds:	8	Baths:	6
Garage:	Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard		

Heating:	Central	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	9-106-15-W5
Exterior:	Vinyl Siding	Zoning:	H-R1
Foundation:	ICF Block	Utilities:	-
Features:	Granite Counters, Laminate Counters, Open Floorplan, Primary Downstairs, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Main appliances in all units will stay

Fantastic investment opportunity! This newer duplex offers four rental units, featuring spacious 2-bedroom, 2-bathroom upper suites and 2-bedroom, 1-bathroom basement suites. Three of the four suites are ready to generate income, while the remaining basement suite only requires cabinets to be completed, giving you the opportunity to maximize your rental potential with minimal finishing work. Built just a few years ago, this property offers modern construction and low-maintenance living with fenced yards, gravel front landscaping, and very little grass to maintain. Conveniently located close to schools, shopping, restaurants, and other everyday amenities, this is an excellent opportunity for investors looking to expand their portfolio with a quality, multi-unit property that's designed for easy ownership and long-term value.