



GRASSROOTS
REALTY GROUP

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10305 105 Ave
La Crete, Alberta

MLS # A2336074

\$445,000

Division:	NONE		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,584 sq.ft.	Age:	2024 (2 yrs old)
Beds:	4	Baths:	2
Garage:	Off Street, Parking Pad		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Landscaped, Lawn		

Heating:	In Floor, Natural Gas	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	H-R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Chandelier, Closet Organizers, Laminate Counters, Open Floorplan, Vinyl Windows		

Inclusions: N/A

FULLY LEASED DUPLEX! Start cash flowing today, with immediate possession available on this ground level duplex that has strong tenants in place. Great floorplan with 792 sq/ft per side, offering 2 beds, a full bath, and fair sized kitchen/living/dining areas. You will appreciate the ample storage in the modern white kitchen, that comes complete with all the appliances seen in the pictures. Neutral paint tones and plank flooring, paired with lots of windows gives the dining and living rooms a homey feel. In unit laundry area as well, and a rear door out to the nicely landscaped back yard. Take advantage of the high demand for rental properties, and own your own today!