



**GRASSROOTS**  
REALTY GROUP

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10617 102 Avenue  
La Crete, Alberta

MLS # A2338488

**\$180,000**

|                  |                                         |               |                   |
|------------------|-----------------------------------------|---------------|-------------------|
| <b>Division:</b> | NONE                                    |               |                   |
| <b>Type:</b>     | Residential/Manufactured House          |               |                   |
| <b>Style:</b>    | Modular Home                            |               |                   |
| <b>Size:</b>     | 896 sq.ft.                              | <b>Age:</b>   | 1975 (51 yrs old) |
| <b>Beds:</b>     | 3                                       | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Parking Pad                             |               |                   |
| <b>Lot Size:</b> | 0.18 Acre                               |               |                   |
| <b>Lot Feat:</b> | Cul-De-Sac, Few Trees, Front Yard, Lawn |               |                   |

|                    |                |                   |             |
|--------------------|----------------|-------------------|-------------|
| <b>Heating:</b>    | Central        | <b>Water:</b>     | -           |
| <b>Floors:</b>     | Vinyl          | <b>Sewer:</b>     | -           |
| <b>Roof:</b>       | Shingle        | <b>Condo Fee:</b> | -           |
| <b>Basement:</b>   | None           | <b>LLD:</b>       | 9-106-15-W5 |
| <b>Exterior:</b>   | Wood Frame     | <b>Zoning:</b>    | H-R1        |
| <b>Foundation:</b> | Wood           | <b>Utilities:</b> | -           |
| <b>Features:</b>   | Ceiling Fan(s) |                   |             |

**Inclusions:** see remarks

This well-kept 896 sq. ft. mobile home offers a comfortable and affordable place to call home. Featuring 3 bedrooms and 1 bathroom, the layout makes great use of the space and provides plenty of potential for a first-time buyer, downsizer, or investment property. Situated on a spacious 7,669 sq. ft. lot (approximately 0.18 acres), there is plenty of room to enjoy the outdoors. A covered front porch provides a welcoming entrance and a great spot to relax, while the dedicated firepit area is perfect for enjoying evenings outside with family and friends. A great opportunity with a good-sized yard and comfortable living space—come take a look!