



GRASSROOTS
REALTY GROUP

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10418 105 Ave
La Crete, Alberta

MLS # A2343330

\$340,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,008 sq.ft.	Age:	2022 (4 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Off Street, Parking Pad		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Front Yard, Garden, Landscaped, Lawn, Many Trees, No Neighbors		

Heating:	Central, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	ICFs (Insulated Concrete Forms), Vinyl Siding, Wood Frame	Zoning:	H-R1
Foundation:	ICF Block, Poured Concrete	Utilities:	-
Features:	Chandelier, Closet Organizers, Laminate Counters, No Smoking Home, Open Floorplan, Vinyl Windows, Walk-In Closet(s)		

Inclusions: N/A

AVAILABLE AGAIN AND PRICED TO SELL!! If you missed it the first time, here's your chance. Welcome to this beautifully designed, GARAGE READY, exceptionally well-kept home where pride of ownership shines from the moment you arrive! Built in 2022, this cozy and inviting property offers 2 bedrooms, 1.5 bathrooms, beautiful finishes, and thoughtful attention to detail throughout. The bright main living area features large south-facing windows that fill the space with natural light, with the living room flowing seamlessly into the dining area and functional C-shaped kitchen. Modern white cabinetry, ample storage, a corner pantry, and all appliances included give the kitchen a crisp, clean feel. Patio doors off the dining room lead to the back BBQ deck and a stamped concrete patio, creating a fantastic outdoor space for entertaining or relaxing on summer evenings. The main floor also features two comfortable bedrooms, a full bathroom, and an abundance of closets and storage. Downstairs you'll find the laundry area, a convenient half bath, a spacious rec room, and an additional flexible room currently being used as a bedroom, while still leaving plenty of opportunity to customize the basement to suit your needs. Outside, the attention to detail continues with excellent curb appeal, a beautifully established yard filled with trees, flowers, and shrubs, along with a concrete sidewalk invite you home, while the stamped concrete pad and storage shed out back offer great value. Clean, comfortable, beautifully maintained, and priced to sell, this home offers tremendous value and is ready for its next owners to simply move in and enjoy. Come take a look today!