

10401 109 Street
La Crete, Alberta

MLS # A2177692



\$290,000

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Modular Home		
Size:	1,468 sq.ft.	Age:	1989 (36 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached, Off Street		
Lot Size:	0.20 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Lawn, Garden, Landscaped		

Heating:	Central, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	MHS
Foundation:	Wood	Utilities:	-
Features:	Ceiling Fan(s), Chandelier, Closet Organizers, High Ceilings, Laminate Counters, Vinyl Windows		

Inclusions: Trolley and electric winch in garage

This well-maintained 3-bedroom, 2-bathroom home is full of charm and functionality, featuring a spacious entryway that opens into a bright, airy main living area. The kitchen has ample cabinet space, and the large windows in the living room fill the space with natural light. Two spare bedrooms and a full bath are located at one end, while the master suite is privately set at the other, complete with a large ensuite and walk-in closet. The home is equipped with central A/C and includes all appliances making it move in ready! Recent updates include triple pane windows, upgraded furnace, and new shingles and flooring (2023) and new hot water tank (2025). Also features an in ground cold storage underneath the addition, to keep your vegetables fresh all year round. Outside, the impressive 20'x40' detached garage built in 2014, features a concrete floor, overhead heating, and a winch on a trolley that runs overhead on a steel I beam making it perfect garage for hobbyists, and the 16' by 20' shed with man door and 6' roll up door off the back adds a ton of extra storage. Priced right at \$295,000, come see if this is the right place for you!