

10409 110 Ave  
La Crete, Alberta

MLS # A2265792



**\$249,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Modular Home		
<b>Size:</b>	1,216 sq.ft.	<b>Age:</b>	1994 (32 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Off Street, Parking Pad		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	City Lot, Cleared, Landscaped, No Neighbours Behind		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	MHS1
<b>Foundation:</b>	Pillar/Post/Pier	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Laminate Counters		
<b>Inclusions:</b>	N/A		

Welcome home to this beautifully updated and well-cared-for 3-bedroom, 2-bath home offering 1,216 sq. ft. of comfort and modern style. Whether you're looking for the perfect starter home or a great rental opportunity, this property is made to be enjoyed! Step onto the spacious front deck—ideal for your BBQ and patio set—and into a bright, welcoming entry with a front closet and open access to the generous main living area. At the heart of the home is a timeless white kitchen featuring quality appliances, ample counter space, and a modern, airy feel that makes cooking a joy. The kitchen flows easily into the dining and living spaces, creating a warm and open atmosphere perfect for family life or entertaining. A separate laundry room adds practicality and convenience. The thoughtful layout includes two bedrooms and a full bath at the front, while the primary suite at the back offers peace and privacy with its walk-in closet and private ensuite. Set on a newly developed lot, you'll appreciate the privacy fence along the rear, easy access to walking trails leading to Jake's Lake, and close proximity to shopping and schools. Built with top-of-the-line Triple E quality and showcasing true pride of ownership throughout, this home combines modern finishes with everyday warmth and comfort. Come take a look today—you'll feel right at home the moment you walk in!