

# \$265,000 - 10302 107 Street, La Crete

MLS® #A2216931

**\$265,000**

3 Bedroom, 2.00 Bathroom, 1,504 sqft

Residential on 0.21 Acres

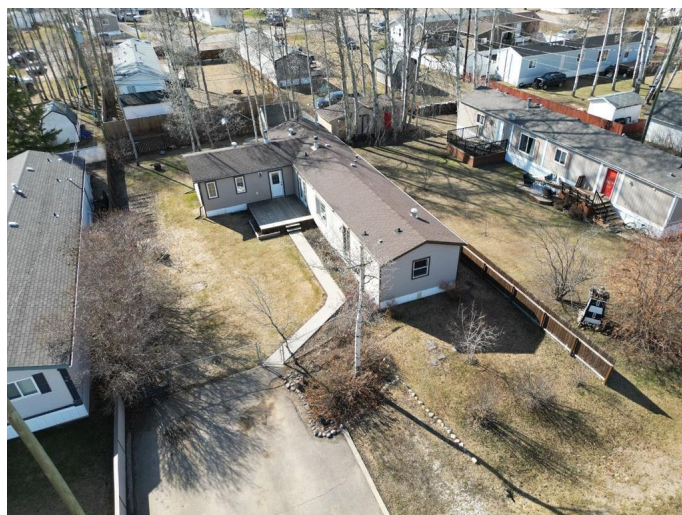
NONE, La Crete, Alberta

Pride of ownership shines throughout this well-kept property, featuring a crisp, clean yard, paved driveway, and a fully fenced lot. This 16' wide home with a thoughtfully designed addition offers a total of 1,504 sq/ft of comfortable living space. Step into the large entrance, which includes access to a handy root cellar and a separate room perfect for a home office or playroom. The spacious kitchen comes complete with all appliances, a pantry, and plenty of natural light, flowing seamlessly into the dining and living areas with a clean, modern feel. The home offers two bedrooms and a full bath at one end, with a private master suite—including a full ensuite—at the other. Enjoy summer in comfort with central A/C, and make the most of the outdoors in the beautifully landscaped yard, featuring a private firepit area, garden plot, and storage shed. A great opportunity with IMMEDIATE POSSESSION available, come take a look for yourself!

Built in 1994

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2216931  |
| Price          | \$265,000 |
| Bedrooms       | 3         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,504     |



|            |              |
|------------|--------------|
| Acres      | 0.21         |
| Year Built | 1994         |
| Type       | Residential  |
| Sub-Type   | Detached     |
| Style      | Modular Home |
| Status     | Active       |

### **Community Information**

|             |                  |
|-------------|------------------|
| Address     | 10302 107 Street |
| Subdivision | NONE             |
| City        | La Crete         |
| County      | Mackenzie County |
| Province    | Alberta          |
| Postal Code | T0H2H0           |

### **Amenities**

|                |                         |
|----------------|-------------------------|
| Parking Spaces | 6                       |
| Parking        | Off Street, Parking Pad |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | Built-in Features, Ceiling Fan(s), Chandelier, Closet Organizers, Laminate Counters, Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s), Crown Molding |
| Appliances        | Central Air Conditioner, Dishwasher, Electric Stove, Refrigerator, Washer/Dryer  |
| Heating           | Forced Air, Natural Gas  |
| Cooling           | Central Air  |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Electric   |
| Basement          | None   |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior Features | Fire Pit, Garden, Lighting, Rain Gutters, Storage                                |
| Lot Description   | Back Lane, Back Yard, Front Yard, Garden, Landscaped, Lawn, Fruit Trees/Shrub(s) |
| Roof              | Asphalt Shingle  |
| Construction      | Vinyl Siding   |
| Foundation        | Pillar/Post/Pier   |

## Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 1st, 2025 |
| Days on Market | 8             |
| Zoning         | MHS           |

## Listing Details

|                |                       |
|----------------|-----------------------|
| Listing Office | RE/MAX Grande Prairie |
|----------------|-----------------------|

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