

**310 Riverdrive Grove**  
**La Crete, Alberta**

**MLS # A2156980**



**\$880,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,616 sq.ft.	<b>Age:</b>	2008 (16 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Additional Parking, Double Garage Attached, Garage Faces Front, Gravel Drive		
<b>Lot Size:</b>	3.58 Acres		
<b>Lot Feat:</b>	Back Yard, Fruit Trees/Shrub(s), Front Yard, Lawn, Garden, Landscaped, Mature Trees		

<b>Heating:</b>	In Floor, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	ICFs (Insulated Concrete Forms), Manufactured Floor Joist, Vinyl Siding, Wood Siding	<b>Zoning:</b>	RCR3
<b>Foundation:</b>	ICF Block, Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, High Ceilings, Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Vaulted Ceiling(s), Vinyl Windows		
<b>Inclusions:</b>	Pool table		

This impressive 3.5-acre acreage offers the perfect blend of country living with the convenience of being just 2 minutes from town. The property is serviced with town water and boasts a spacious home with a 2-car garage and a heated shop, ideal for hobbyists or additional storage. Shop was built on a floating concrete slab featuring a 36" by 66" main area, vaulted ceilings and a 16" high OH door, as well as 16" lean-to's down either side. The expansive yard is beautifully bordered with mature trees, providing great privacy, while the massive garden plot is highly productive. Inside, the home invites you in with a spacious entrance, and features 5 bedrooms and 3 bathrooms, with a grand main area that showcases vaulted ceilings and a huge kitchen equipped with a pantry and island. A private living room offers a cozy retreat, while the master suite includes a full ensuite for ultimate relaxation. The downstairs area is perfect for family fun, with a dedicated play area, pool table room, 2 bedrooms, an office, full bath and a thermostatically controlled cold storage. Oversized garage on the home is heated with in-floor heat, and features the side entrance door for a utility vehicle, as well as lots of built-in cabinets. Concrete aprons around the home, and curbs all around the gravel pad give the acreage a crisp clean look. Meticulously maintained, this property is ready to welcome you home to a life of comfort and tranquility.