

9809 107 Street
La Crete, Alberta

MLS # A2167130



\$356,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,056 sq.ft.	Age:	1978 (47 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Off Street, Parking Pad, Single Garage Attached		
Lot Size:	0.23 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot		

Heating: In Floor, Forced Air

Floors: Vinyl Plank

Roof: Asphalt Shingle

Basement: Full, Partially Finished

Exterior: Wood Frame

Foundation: Wood

Features: Chandelier, Closet Organizers, Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Vinyl Windows

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: H-R1A

Utilities: -

Inclusions: N/A

INVESTOR ALERT! Priced at appraised value, This 4-bedroom, 2.5-bath home, currently under a rental contract, offers an excellent opportunity to generate income. Located on a quiet street, this updated property features modern finishes, neutral colors, and a spacious kitchen with an island that flows seamlessly into the open-concept dining and living area. Upstairs, you'll find an office space, two bedrooms, and 1.5 baths, including a master ensuite. The partially finished basement adds even more value with two additional bedrooms, a full bath, common area, and laundry room. The basement has its own access through the attached garage, making it perfect for a future basement suite. With a fenced yard offering privacy and a fantastic location, this home is the perfect opportunity to get your money working for you!