

**9809 107 Street  
La Crete, Alberta**
**MLS # A2167130**


# \$356,000

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,056 sq.ft.	<b>Age:</b>	1978 (46 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Off Street, Parking Pad, Single Garage Attached		
<b>Lot Size:</b>	0.23 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot		

<b>Heating:</b>	In Floor, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	H-R1A
<b>Foundation:</b>	Wood	<b>Utilities:</b>	-
<b>Features:</b>	Chandelier, Closet Organizers, Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Vinyl Windows		

**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!