

10617 99 Ave  
La Crete, Alberta

MLS # A2168636



**\$369,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,248 sq.ft.	<b>Age:</b>	1978 (46 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Additional Parking, Alley Access, Concrete Driveway, Double Garage Attached		
<b>Lot Size:</b>	0.22 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Lawn, Garden, Landscaped		

<b>Heating:</b>	In Floor, Forced Air, Natural Gas, Wood Stove	<b>Water:</b>	-
<b>Floors:</b>	Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	H-R1A
<b>Foundation:</b>	Poured Concrete, Wood	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Kitchen Island, Laminate Counters, Vinyl Windows		

**Inclusions:** N/A

This beautifully updated home is nestled on a quiet crescent and offers both comfort and convenience. The property features an attached two-car garage and a spacious, welcoming entrance that leads to an open-concept kitchen and dining area. The living room is perfectly situated in the front corner, providing a cozy space to relax. The kitchen is equipped with updated appliances and a large island, making it a chef's dream. The main floor boasts three bedrooms and a full bath, while the partially finished basement offers a large rumpus room, cold storage, a laundry area, a half bath, and an additional bedroom. A wood stove adds extra warmth downstairs, complementing the in-floor and forced air heating systems. Outside, the private, fenced backyard includes a large deck, gazebo, firepit area, and plenty of space for parking with alley access. This home offers the perfect blend of modern updates and outdoor enjoyment. House is built in 1978, and moved from BHP into town onto a basement in 1995, with the entrance and garage being added at this time as well. Come have a look today!