

**9934 110 Street  
La Crete, Alberta**
**MLS # A2189949**


# \$650,000

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	2,096 sq.ft.	<b>Age:</b>	2009 (16 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	4
<b>Garage:</b>	Additional Parking, Alley Access, Concrete Driveway, Garage Faces Front, Heated		
<b>Lot Size:</b>	0.23 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Front Yard, Lawn, No Neighbours Behind, Large		

<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>	Concrete, ICFs (Insulated Concrete Forms), Manufactured Floor Joist, Vinyl Siding, Wood Frame	<b>Utilities:</b>	-
<b>Foundation:</b>	ICF Block, Poured Concrete		
<b>Features:</b>	Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers		

**Inclusions:** N/A

**PRICED TO SELL!!! APPRAISED AT \$782K, priced to sell at \$650K.** Absolutely amazing open concept home with a HUGE 6 car (62' by 28') attached garage just hit the market in La Crete! Nothing short of jaw dropping, this home features over 4000 sq/ft of living space, with 2 full kitchens, 3 beds + den, 4 full baths, and an unbelievable amount of space to host family gatherings! Great curb appeal for this property as the landscaping on the yard is second to none, with a stamped concrete driveway and sidewalks, brick retaining walls, and pristine flower gardens around the grounds! Entering the home you'll be greeted with a spacious executive entry. Natural light floods in from every angle on the main floor as the open concept floor plan allows you to enjoy the view from nearly all directions at once! Kitchen dining and living are all set up to enjoy the company of family or friends with tons of space to enjoy! Kitchen has ample storage, with plenty of custom built cabinets, and comes with all the major appliances. Main floor laundry in the home as well, just next to the master suite that boasts not 1 but 2 walk in closets, and a full ensuite. The basement is completely finished with a bedroom and bath, and a main hosting area that is just short of a full size gym for the kids! Also offering a full kitchen downstairs, making it a one stop shop for get togethers. Cold storage and additional storage rooms make up the rest of the basement, that could easily accommodate a few more bedrooms if that is what you might need. Perhaps the best part of the house is the absolute mammoth of a garage, at 28' by 62', it is capable of having 6 vehicles inside, and even a semi fits in through the back overhead door!! Garage comes with lots of custom cabinetry, built in air compressor, full bath, laundry facility, and also has in floor heating to supplement overhead heat. Property has an additional lot

available for purchase on both the South side, as well as the West. The South lot is fully fenced, and has an underground sprinkler system built in, while the South lot provides great access to the rear of the garage. Come on down and have a look at this amazing property, and see if its the right fit for you!