

780-841-8860

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## 10402 103 Street La Crete, Alberta

MLS # A2192163



\$627,000

| Division: | NONE                            |        |                   |  |  |  |
|-----------|---------------------------------|--------|-------------------|--|--|--|
| Туре:     | Residential/Duplex              |        |                   |  |  |  |
| Style:    | 1 and Half Storey, Side by Side |        |                   |  |  |  |
| Size:     | 2,996 sq.ft.                    | Age:   | 1991 (34 yrs old) |  |  |  |
| Beds:     | 6                               | Baths: | 4 full / 2 half   |  |  |  |
| Garage:   | Quad or More Attached           |        |                   |  |  |  |
| Lot Size: | 0.22 Acre                       |        |                   |  |  |  |
| Lot Feat: | Back Yard                       |        |                   |  |  |  |

| Floors: Carpet, Vinyl Sewer: -   Roof: Asphalt Shingle Condo Fee: -   Basement: None LLD: -   Exterior: Vinyl Siding Zoning: MHS-1 | ng: C     | leating:   | Central         | Water:     | -     |
|--|-----------|------------|-----------------|------------|-------|
| Basement: None LLD: -  | ;: C      | loors:     | Carpet, Vinyl   | Sewer:     | -     |
|  | А         | oof:       | Asphalt Shingle | Condo Fee: | -     |
| Exterior: Vinyl Siding Zoning: MHS-1   | nent: N   | asement:   | None            | LLD:       | -     |
|  | or: v     | xterior:   | Vinyl Siding    | Zoning:    | MHS-1 |
| Foundation: Poured Concrete Utilities: -   | dation: P | oundation: | Poured Concrete | Utilities: | -     |

Features: High Ceilings, Laminate Counters, See Remarks

Inclusions: central vacuum both units.

INVESTOR ALERT! Come check out this duplex for sale that's located near all the amenities, this property has lots of potential; live on one side and rent out the other or rent out both units the choice is yours. Each unit has vaulted ceilings with wood beam accents, a big master bedroom with a large ensuite and walk-in closet, and a double car garage to keep your vehicles out of the weather. Come check out this great opportunity before it's gone!