

# \$419,000 - 10305 105 Ave, La Crete

MLS® #A2208668

**\$419,000**

4 Bedroom, 2.00 Bathroom, 1,584 sqft

Residential on 0.15 Acres

NONE, La Crete, Alberta

IMMEDIATE possession available on this brand new duplex that has renters in place! Great floorplan with 792 sq/ft per side, offering 2 beds, a full bath, and fair sized kitchen/living/dining areas. You will appreciate the ample storage in the modern white kitchen, that comes complete with all the appliances seen in the pictures. Neutral paint tones and plank flooring, paired with lots of windows gives the dining and living rooms a homey feel. In unit laundry area as well, and a rear door out to the freshly landscaped back yard. Take advantage of the high demand for rental properties, and own your own today!

Built in 2024

## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2208668               |
| Price          | \$419,000              |
| Bedrooms       | 4                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,584                  |
| Acres          | 0.15                   |
| Year Built     | 2024                   |
| Type           | Residential            |
| Sub-Type       | Duplex                 |
| Style          | Side by Side, Bungalow |
| Status         | Active                 |

## Community Information



|             |                  |
|-------------|------------------|
| Address     | 10305 105 Ave    |
| Subdivision | NONE             |
| City        | La Crete         |
| County      | Mackenzie County |
| Province    | Alberta          |
| Postal Code | T0H2H0           |

### **Amenities**

|                |                         |
|----------------|-------------------------|
| Parking Spaces | 4                       |
| Parking        | Off Street, Parking Pad |

### **Interior**

|                   |                                                                                                 |
|-------------------|-------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Chandelier, Closet Organizers, Laminate Counters, Open Floorplan, Vinyl Windows |
| Appliances        | Dishwasher, Electric Stove, Range, Refrigerator, Washer/Dryer Stacked                           |
| Heating           | In Floor, Natural Gas                                                                           |
| Cooling           | None                                                                                            |
| Basement          | None                                                                                            |

### **Exterior**

|                   |                                    |
|-------------------|------------------------------------|
| Exterior Features | Private Yard, Rain Gutters         |
| Lot Description   | Back Yard, Landscaped, Lawn        |
| Roof              | Asphalt Shingle                    |
| Construction      | Concrete, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                    |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | April 4th, 2025 |
| Days on Market | 18              |
| Zoning         | H-R1            |

### **Listing Details**

|                |                       |
|----------------|-----------------------|
| Listing Office | RE/MAX Grande Prairie |
|----------------|-----------------------|

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