

# **\$650,000 - 9934 110 Street, La Crete**

---

MLS® #A2189949

**\$650,000**

3 Bedroom, 4.00 Bathroom, 2,096 sqft

Residential on 0.23 Acres

NONE, La Crete, Alberta

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!

Built in 2009

### **Essential Information**

MLS® #	A2189949
Price	\$650,000
Bedrooms	3
Bathrooms	4.00
Full Baths	4
Square Footage	2,096
Acres	0.23
Year Built	2009
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### **Community Information**

Address	9934 110 Street
Subdivision	NONE
City	La Crete
County	Mackenzie County
Province	Alberta
Postal Code	T0H2H0

## Amenities

Parking Spaces	10
Parking	Additional Parking, Alley Access, Concrete Driveway, Garage Faces Front, Heated Garage, Oversized, Heated Driveway, On Street, Quad or More Attached, Workshop in Garage
# of Garages	6

## Interior

Interior Features	Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers
Appliances	Dishwasher, Electric Oven, Microwave, Refrigerator, Washer/Dryer, Window Coverings, Built-In Freezer, Freezer
Heating	In Floor, Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Courtyard, Rain Gutters, Storage, RV Hookup
Lot Description	Back Lane, Back Yard, City Lot, Front Yard, Lawn, No Neighbours Behind, Landscaped, Street Lighting
Roof	Asphalt Shingle
Construction	Concrete, ICFs (Insulated Concrete Forms), Vinyl Siding, Wood Frame, Manufactured Floor Joist
Foundation	ICF Block, Poured Concrete

## Additional Information

Date Listed	January 24th, 2025
Days on Market	100
Zoning	H-R1

## Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.