

# \$399,000 - 10202 99 Ave, La Crete

MLS® #A2240809

**\$399,000**

2 Bedroom, 2.00 Bathroom, 1,508 sqft  
Residential on 0.40 Acres

NONE, La Crete, Alberta

High-Potential Lot in the Heart of La Crete!  
Located in one of La Crete's most promising development areas, this oversized lot offers incredible potential in a booming rental market. Whether you're looking for a comfortable home with room to grow or planning your next multi-unit investment project, this property checks all the boxes. The lot features a 1508 sq ft home with an attached double garage, a 16x28 detached workshop, mature trees, and a garden spot—plenty of space for both play and possibilities. Inside, the home has seen many upgrades, including new flooring and a stylish, open-concept kitchen/living/dining area with pantry, island, and full appliance package. The main floor offers 2 bedrooms, a full bath, and convenient laundry. The basement is partially finished with several rooms and a flexible layout ready for your personal touch. Live in, rent out, or redevelop—opportunities like this don't come often. Call today for more info!

Built in 1978

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2240809  |
| Price          | \$399,000 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,508     |



|            |             |
|------------|-------------|
| Acres      | 0.40        |
| Year Built | 1978        |
| Type       | Residential |
| Sub-Type   | Detached    |
| Style      | Bi-Level    |
| Status     | Active      |

### **Community Information**

|             |                  |
|-------------|------------------|
| Address     | 10202 99 Ave     |
| Subdivision | NONE             |
| City        | La Crete         |
| County      | Mackenzie County |
| Province    | Alberta          |
| Postal Code | T0H2H0           |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 8                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### **Interior**

|                   |                                                                                                                                            |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Kitchen Island, Laminate Counters, Pantry, Vinyl Windows |
| Appliances        | Dishwasher, Electric Stove, Refrigerator, Washer/Dryer                                                                                     |
| Heating           | Forced Air                                                                                                                                 |
| Cooling           | None                                                                                                                                       |
| Has Basement      | Yes                                                                                                                                        |
| Basement          | Full, Partially Finished                                                                                                                   |

### **Exterior**

|                   |                                                                      |
|-------------------|----------------------------------------------------------------------|
| Exterior Features | Rain Gutters, Storage, RV Hookup                                     |
| Lot Description   | Back Lane, Back Yard, City Lot, Front Yard, Garden, Landscaped, Lawn |
| Roof              | Asphalt Shingle                                                      |
| Construction      | Vinyl Siding, Wood Frame                                             |
| Foundation        | Wood                                                                 |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 17th, 2025 |
| Days on Market | 15              |

Zoning                      H-R1

**Listing Details**

Listing Office              RE/MAX Grande Prairie

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