

# \$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 | 30              |

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.