

**9901 100 ave
La Glace, Alberta**

MLS # A2192780



\$425,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,192 sq.ft.	Age:	2024 (1 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	0.28 Acre		
Lot Feat:	Back Lane, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Fiberglass, Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, ICFs (Insulated Concrete Forms), Wood Frame	Zoning:	RR4
Foundation:	ICF Block, Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Double Vanity, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	\$5000 appliance credit		

Brand New 5 bed 3 bath fully developed Custom Dueck Brothers Built Home in La Glace on a .27 double lot including an existing 22'x24' double detached garage. This Gorgeous home is loaded with quality features you don't normally find in new homes including: Triple Pane Windows, Insulated Concrete Form Foundation, Main floor laundry, Custom built Kitchen with Real Wood Birch plywood cabinet boxes and drawers completed with soft close hinges and guides, 5 STAR MASTER RETREAT with Double walk through closets boasting custom organizers, Huge ensuite with dual sinks and a custom tile shower, Extra Large lot with back alley access and RV parking, Mature Trees, New Home Warranty (house only), Town of La glace water and sewer! The main floor of this home has an open concept layout featuring easy to clean vinyl plank flooring throughout the living room, dining area and island kitchen, and main floor laundry room. The main floor also features the master bedroom and a 2nd spare bedroom and 4 piece full bathroom. The Fully finished basement features a large recroom with cozy carpet, a storage room, 3 bedrooms and a full 4 piece bathroom. The large yard is fenced and has many mature trees for shade and privacy. The hamlet of La Glace is full ameneites featuring, K-9 Public School, Fire Department, Arena and Curling club and new arena under construction, library, Co-op grocery and a gas station. Save money every day being on low county taxes, 48.9% less than the city of Grande Prairie and enjoymaking this family centered farming community you new home. Possession will be early March.