



GRASSROOTS
REALTY GROUP

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**9106 94 Avenue
Lac La Biche, Alberta**

MLS # A2219947



\$294,900

Division:	Lac La Biche		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,254 sq.ft.	Age:	1989 (36 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, City Lot, Cleared, Few Trees, Fruit Trees/Shrub(s), Garden, Lands		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	Medium Density Hamlet Res
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), No Animal Home, No Smoking Home		

Inclusions: 2 Deep Freezers, Security System House and Garage and Ladder.

Great Price-Great Location!!! Welcome to this lovely 3 bedroom, 1.5-bathroom family home featuring a great sized kitchen, a bright and comfortable living area, and an unfinished basement offering endless possibilities for future development. Outside, you'll enjoy a detached garage, a lovely garden space, and a mature cherry tree adding natural beauty to the yard. Situated in a fantastic location with exciting new development nearby and close to the hospital, provincial buildings, schools, and the Bold Centre, this home combines comfort and convenience. Opportunities like this don't come often, make it yours before it's gone!