



GRASSROOTS
REALTY GROUP

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**67425 Mission Road
Lac La Biche, Alberta**

MLS # A2222410



\$415,000

Division:	Lac La Biche		
Type:	Residential/House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	2,889 sq.ft.	Age:	1996 (29 yrs old)
Beds:	7	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.48 Acre		
Lot Feat:	Cleared, Low Maintenance Landscape, Views		

Heating:	Boiler, Hot Water	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	Agriculture-Improved Resi
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), French Door, Open Floorplan, Vaulted Ceiling(s)		

Inclusions: none

Beautiful Lake View Property!!!!!! Looking for a great property with an exceptional view, look no further! Property features municipal services just minutes from Lac La Biche, with a full rental suite on .48 acres. Main floor of the home you will enjoy a large kitchen dining area, living room, large primary bedroom with en-suite, laundry room and bathroom! The loft above you will find 2 bedrooms, 1 bath with a sitting area overlooking the stairwell. Downstairs also includes a kitchen/dining area, 4 bedrooms plus full bath and laundry room, and private entrance, which can easily bring in additional revenue! Home is close to Mission Historical Site, boat launch, and Mission Beach for all your outdoor adventures at the lake! The views from the property are amazing, watch the sunset in the evening while enjoying your favorite beverage, and enjoy the relaxation, peace and serenity the lake view offers! Book a viewing to see for yourself, the location alone is worth it!