

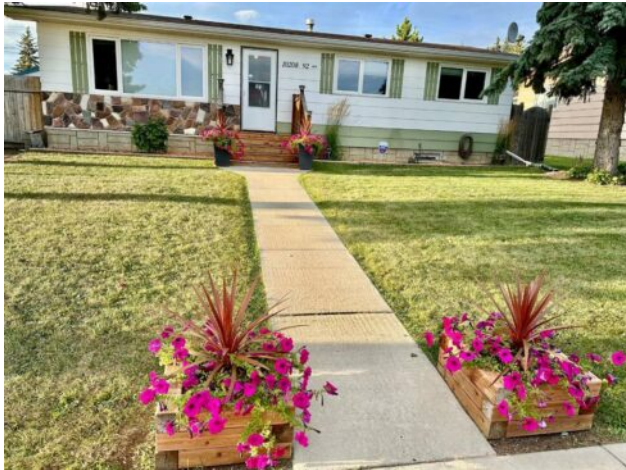


**GRASSROOTS**  
REALTY GROUP

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10208 92 Avenue  
Lac La Biche, Alberta

MLS # A2224812



**\$325,000**

Division:	Lac La Biche		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,103 sq.ft.	Age:	1976 (49 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, Cul-De-Sac, Garden, Landscaped		

Heating: Forced Air

Floors: Carpet

Roof: Asphalt Shingle

Basement: Finished, Full

Exterior: Mixed

Foundation: Poured Concrete

Features: Ceiling Fan(s), Kitchen Island

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: Residential

Utilities: -

Inclusions: NA

Perfect Starter Home. Move In Ready! This beautifully renovated 4-bedroom, 2-bath home is packed with updates and charm. Enjoy peace of mind with a new roof, windows, custom blinds, furnace, flooring, paint, kitchen, and bathrooms. Get ready to relax, everything has been done for you! Large living room offers beautiful views of the night skies, and the cozy warmth of a beautiful wood stove. The spacious master bedroom opens to a fantastic 3-season sunroom, perfect for relaxing with your morning coffee or evening wine. Step outside to a large deck featuring a built-in BBQ nook, surrounded by mature landscaping on a quiet cul-de-sac. The double detached garage offers ample space for parking or projects. All this in a family-friendly location close to parks and schools, don't miss out!