



GRASSROOTS
REALTY GROUP

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**66473 RR 151 Range
Lac La Biche, Alberta**

MLS # A2227308



\$350,000

Division:	Lac La Biche		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,040 sq.ft.	Age:	1978 (47 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Oversized		
Lot Size:	11.10 Acres		
Lot Feat:	Many Trees, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	Agricultural
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, Storage		

Inclusions: N/A

Ideally situated in a gorgeous private mature treed setting on a dead end road only minutes from Lac La Biche. This 11.1 acre parcel with a 2 + 2 bedroom, 1,040 sq. ft. fully finished bungalow and oversized double detached heated garage is a very practical home and has had over \$60,000 spent in renovations over very recent years. Beautiful new kitchen, new flooring, updated bathrooms, stainless steel appliances, french doors off dining area to front deck, large rear deck, 4 spacious bedrooms, 2 full bathrooms and one half bath. Enjoy the country life while being close to the conveniences of town.