



GRASSROOTS
REALTY GROUP

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10318 103 Ave
Lac La Biche, Alberta

MLS # A2229791



\$239,500

Division:	Lac La Biche		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,091 sq.ft.	Age:	1962 (63 yrs old)
Beds:	4	Baths:	1
Garage:	Off Street		
Lot Size:	0.14 Acre		
Lot Feat:	Few Trees, Rectangular Lot, Sloped Up		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	Medium Density Hamlet Res
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home		

Inclusions: n/a

Discover the ultimate blend of comfort and modern living in this charming mid-60s bungalow in Lac La Biche. This home includes four bedrooms and a spacious finished basement, perfect for families in any stage. The updated main floor features linoleum floors, new kitchen countertops, and a recently renovated bathroom. Enjoy the warmer seasons in the 14' x 40' covered porch, and take advantage of the deep lot with back alley access. Conveniently located near schools and other essential amenities, plus just a short walk from Lac La Biche Lake. This property offers a unique opportunity to be located right near a lake while having easy access to town amenities.