



GRASSROOTS
REALTY GROUP

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66538 Range Rd 153
Lac La Biche, Alberta

MLS # A2230332



\$340,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	864 sq.ft.	Age:	1987 (38 yrs old)
Beds:	2	Baths:	1
Garage:	Double Garage Detached		
Lot Size:	0.95 Acre		
Lot Feat:	Back Yard, Cleared, Fruit Trees/Shrub(s), Landscaped, Many Trees, No Neigh		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Wood Siding	Zoning:	Country Residential
Foundation:	Slab	Utilities:	-
Features:	Ceiling Fan(s), No Smoking Home, Open Floorplan		

Inclusions: washer dryer window coverings ceiling fans

Peaceful Country Living Just Steps from the Lake! If you're looking for a quiet and cozy place to live, this home could be just right for you. It's a 2-bedroom, 1-bathroom home on a peaceful lot, perfect for relaxing and enjoying the country living. Inside, the living area is open and welcoming, with a wood stove that adds a nice, homey feeling. The layout is simple and easy to live in, ideal for anyone looking to downsize, start fresh, or raise a small family. The double detached garage features lots of space for storage, parking, or setting up a workshop. The yard is a real standout here, spacious, green, and perfect for anyone who loves the outdoors. There's plenty of room to plant a garden, let kids or pets play, or simply unwind under the shade of the mature trees. With fruit trees on the property, you can enjoy a bit of homegrown sweetness. Enjoy your summer days on the lake, spend time with family and friends, or simply sit by the shore and enjoy the sunset views. Don't miss the opportunity to own this home!!