



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

100 TRINITY Boulevard
Lac La Biche, Alberta

MLS # A2236438



\$1,095,000

Division:	Lac La Biche		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,848 sq.ft.	Age:	2002 (23 yrs old)
Beds:	2	Baths:	2
Garage:	Double Garage Attached, Interlocking Driveway, Parking Pad		
Lot Size:	0.31 Acre		
Lot Feat:	Backs on to Park/Green Space, Beach, Landscaped, Standard Shaped Lot, S		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Concrete, Slate, Tile	Sewer:	Sewer
Roof:	Metal	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Stucco	Zoning:	Low density Hamlet Reside
Foundation:	Poured Concrete	Utilities:	Cable, Electricity, Natural Gas, Phone
Features:	Central Vacuum, Dry Bar, Storage		

Inclusions: Fridge, stove top, built-in wall oven, dishwasher, built-in microwave oven, refrigerator, garage door opener and remote.

Beaver Lake executive lake front. Over 3600 sq ft of luxurious living. This custom home with walkout basement is designed for entertaining and enjoys lake views from every room. Spacious living areas, high end finishing with slate floors, Kitchen Kraft cabinets, granite countertops, coffered and vaulted ceilings Outside is designed for maintenance free living with stucco and metal roofing and natural gardens. This private lot over looks Beaver Lake and is at the end of a cul de saq for added privacy. Beaver Lake is one of Alberta's most popular year round fishing and recreation lakes .File # 137