



GRASSROOTS
REALTY GROUP

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**39 Lakeview Crescent
Lac La Biche, Alberta**

MLS # A2237617



\$175,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,056 sq.ft.	Age:	1968 (57 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street, Parking Pad, Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard, Lawn, Private		

Heating:	Forced Air, Natural Gas, Wood, Wood Stove	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Concrete	Zoning:	low density
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), See Remarks, Storage, Sump Pump(s), Walk-In Closet(s)		

Inclusions: wood stove, storage shed, garage

GREAT LOCATION-GREAT PRICE!!!! Cozy 3 bedroom, 2 bath home in a great location, just a short walk to the spray park, and Lac La Biche Lake. This property is perfect for those willing to invest some time and TLC. Home features a newer roof, water on demand, air-conditioning, and a wood stove. Inside you will find a bright eat in kitchen, wood burning stove in the living room for those chilly nights. 2 bedrooms on the main floor and an additional nook in the front entrance which you could use as a sitting room, or office. It has a 20' x 8' covered patio, to enjoy privacy, and comfort. Basement is partially finished with 1 bedroom and 3-piece bath. Outside you will find a single garage, parking pad, and a 8 x 8 garden shed for all your storage needs! Yard is fully fenced to give you extra privacy! This property is priced to reflect work needed. This is a fantastic opportunity to customize a property in a great neighborhood! \$175,000.00