



**GRASSROOTS**  
REALTY GROUP

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**302, 9508 99 Street  
Lac La Biche, Alberta**

**MLS # A2239661**



**\$149,000**

<b>Division:</b>	Lac La Biche		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,043 sq.ft.	<b>Age:</b>	2007 (18 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Off Street, Plug-In, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Lawn, Low Maintenance Landscape, See Remarks, Street Lighting		

<b>Heating:</b>	In Floor	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 393
<b>Basement:</b>	-	<b>LLD:</b>	6-67-13-W4
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	High Density Hamlet Resid
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home, See Remarks		

**Inclusions:** N/A

Beautifully Renovated Top Floor Unit at Willow Creek Manor Ready for Immediate Possession! This bright and modern 2 Bedroom, 1 Bath Condo with in suite laundry is as clean as a whistle and has been renovated from top to bottom with quality high end finishes. The extensive list of upgrades includes, new trim, baseboards, outlets, all new stainless steel appliance, pantry space has been added, glass back splash tile and granite countertops in the kitchen, the bathroom also has a new vanity, new LED lights and fixtures through out. The condo features in floor heating with brand new Porcelain tiles. This is a quiet, secure, building with assigned parking with plug in. Close to college, hospital and schools. Perfect for the professional, student, first time home buyer, retiree or as an investment property. A Must See! Call to view today!