



GRASSROOTS
REALTY GROUP

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

306, 13441 665A Township
Lac La Biche, Alberta

MLS # A2251227



\$259,900

Division:	Lac La Biche		
Type:	Residential/House		
Style:	3 Level Split		
Size:	988 sq.ft.	Age:	1987 (38 yrs old)
Beds:	3	Baths:	2
Garage:	Single Garage Attached		
Lot Size:	0.21 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Partial	LLD:	-
Exterior:	Cedar	Zoning:	residential
Foundation:	Poured Concrete	Utilities:	-
Features:	Wood Windows		

Inclusions: n/a

Location location! This 3 bedroom 2 bathroom split level home is located in the popular subdivision Young's Beach. A block away from the boat launch on Beaver Lake and only 5km from the town of Lac La Biche. 9000 square foot landscaped lot is partially fenced and has a 1 car detached garage with a 2nd story. 150 square foot south facing deck for maximum sunlight, firepit, garden boxes and beds are all features in the backyard. There is a back alley road for accessing parking and the detached garage. New Asphalt shingles this year! The home has been a rental and could use some fresh paint. Priced to sell! Call for your showing today!