



**GRASSROOTS**  
REALTY GROUP

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9408 93  
Lac La Biche, Alberta

MLS # A2251693



**\$295,000**

Division:	Lac La Biche		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,172 sq.ft.	Age:	1983 (42 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Few Trees, Interior Lot, Lawn, Lev		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Siding	Zoning:	MEDIUM DENSITY HAMLET RES
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Storage		

Inclusions: n/a

This well-kept 1983 bungalow offers 4 bedrooms and 3 bathrooms, making it a great fit for a growing family. More recent updates include shingles, furnace, hot water tank, and upgraded flooring upstairs. The fenced backyard backs directly onto a park, giving you extra space and privacy to enjoy. Located in a family friendly neighborhood, this home combines comfort, convenience, and value. A solid opportunity to own a well-kept family home at an affordable price.