



**GRASSROOTS**  
REALTY GROUP

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**118, 67062 Mission RD  
Lac La Biche, Alberta**

**MLS # A2251931**



**\$399,000**

<b>Division:</b>	Lac La Biche		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,969 sq.ft.	<b>Age:</b>	2005 (20 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached, Parking Pad		
<b>Lot Size:</b>	1.16 Acres		
<b>Lot Feat:</b>	Back Yard, Front Yard, Lawn, Many Trees		

**Heating:** Forced Air

**Floors:** Carpet, Laminate, Linoleum

**Roof:** Asphalt Shingle

**Basement:** Crawl Space, None

**Exterior:** Vinyl Siding, Wood Frame

**Foundation:** Poured Concrete

**Features:** Chandelier, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** 2-67-14-W4

**Zoning:** country residential

**Utilities:** -

**Inclusions:** N/A

Attention Families, working crews, discover your perfect home just minutes from Lac La Biche in the peaceful Martin Estates subdivision. This inviting 1.16-acre property features a spacious 1969 sq ft bungalow with 4 bedrooms and 2 bathrooms, including a master suite with its own ensuite. Enjoy the open concept kitchen and living area, perfect for modern living and entertaining. No Basement so no stairs to climb or basement to clean. New paint through most of the house as well as some new sidewalk and a fenced yard for pets and kids, A new hotwater on demand was recently installed This property also contains a charming backyard including its own fireplace, ideal for relaxing evenings. A 720 sq ft detached heated garage provides ample space for vehicles and storage and is also wired for a speaker system and also has internet and satellite TV. This home is the perfect balance of seclusion and convenience with close by town amenities!