



**GRASSROOTS**  
REALTY GROUP

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10202, 94 Avenue Avenue  
Lac La Biche, Alberta

MLS # A2255647



**\$265,000**

<b>Division:</b>	Lac La Biche		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,144 sq.ft.	<b>Age:</b>	1978 (47 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Concrete Driveway, Single Garage Attached		
<b>Lot Size:</b>	0.22 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard		

<b>Heating:</b>	Fireplace Insert, Forced Air, Natural Gas, Wood	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame, Wood Siding	<b>Zoning:</b>	LDR
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), See Remarks		

**Inclusions:** shed

Affordable bi-level home in Lac La Biche! This functional property offers convenience with its close proximity to schools, the college, hospital, and downtown amenities. The main floor welcomes you with a bright living room featuring a vaulted, wood-finished ceiling and large windows that fill the space with natural light. Upstairs you'll find 3 bedrooms and a spacious 4-piece bathroom with tub/shower. The basement includes 3 additional bedrooms, a bathroom with a stand-up shower, and partially finished rooms that provide flexibility—perfect for customizing to your needs or creating a revenue suite. Outside, enjoy a fenced backyard complete with a cement patio, two storage sheds, garden space, fruit trees, and a fire pit—ideal for outdoor living. The attached single-car garage offers both a man door to the patio and a bay door leading to the cement driveway. Convenient sidewalks with street lighting connect you to downtown, playgrounds, and more. Recent updates include shingles (2021) and landscaping.