



GRASSROOTS
REALTY GROUP

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**#369, 13441 Twp Rd 665A
Lac La Biche, Alberta**

MLS # A2258096



\$250,000

Division:	Lac La Biche		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,212 sq.ft.	Age:	1967 (58 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.20 Acre		
Lot Feat:	Corner Lot, Lake, Landscaped, See Remarks, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial, Partially Finished	LLD:	-
Exterior:	Mixed, Stucco, Wood Siding	Zoning:	Low Density Hamlet Reside
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Affordable Opportunity in a Great Neighborhood! This 2-bedroom, 2-bath home is located in a highly desirable neighborhood of Young's Beach and offers excellent potential for the right buyer, just a block to the Beaver Lake Boat Launch. Featuring a double detached garage and situated on a nice-sized corner lot, this property is ready for your vision. The home requires extensive work and updating, making it a perfect opportunity for investors, flippers, or buyers looking to create their dream home from the ground up. With strong surrounding property values and a sought-after location, the possibilities are endless. Bring your ideas, roll up your sleeves, and take advantage of this rare chance to own in a great community at an affordable price. All offers must accompany a Schedule A