



107 13441 665A Sonny Boulevard
Lac La Biche, Alberta

MLS # A2259843



\$285,000

Division: Lac La Biche

Type: Residential/House

Style: Bungalow

Size: 1,058 sq.ft. **Age:** 1972 (54 yrs old)

Beds: 3 **Baths:** 2

Garage: Off Street

Lot Size: 0.22 Acre

Lot Feat: Corner Lot

Heating: Forced Air

Water: Public

Floors: Laminate

Sewer: Public Sewer

Roof: Asphalt

Condo Fee: -

Basement: Full, Partially Finished

LLD: -

Exterior: Mixed

Zoning: Residential

Foundation: Poured Concrete

Utilities: -

Features: See Remarks

Inclusions: NA

Welcome to Young's Beach ! This affordable 4 bedroom, 2 bathroom home is awaiting your design touches to make it your own. So much has already been done for you! Home features a new furnace, hot water tank, asphalt shingles and windows. The large corner lot is completely fenced, offers a large shed and a deck. Walking distance to boat launch, community park and walking paths that connect you to surrounding neighborhoods and town services. If you are looking to get into the housing market, want to live in a great area and are handy, this home is for you! Call today for your personal viewing of this great home!