



GRASSROOTS
REALTY GROUP

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**63 Pine Lane Park
Lac La Biche, Alberta**

MLS # A2260222



\$54,900

Division:	Lac La Biche		
Type:	Mobile/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	1,453 sq.ft.	Age:	1990 (35 yrs old)
Beds:	4	Baths:	1
Garage:	Attached Carport, Parking Pad, RV Access/Parking		
Lot Size:	-		
Lot Feat:	-		

Heating:	High Efficiency
Floors:	Carpet, Linoleum
Roof:	Metal
Basement:	-
Exterior:	-
Foundation:	-
Features:	-

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	-
Utilities:	-

Inclusions: Fridge, Stove, Washer, Dryer, Freezer

This mobile home is located 10-15 minutes west of Lac La Biche. This home has a new High Efficiency "GREEN" Furnace, (roughly 3-4 Years old) that burns a lot less gas, and heats the home quickly. The gas bill on average is less than \$40/mth. New HWT, (same age as furnace). Water lines under the home had all new industrial heat tape done last year. The family room can be put back to a bedroom, so you can have 5 bedrooms. They have the door, it is just off. This oversized lot has mature trees to give it a nice privacy feel. Big shed in the back yard and plenty of room for your camper or RV, Being only minutes to Lac La Biche for all your grocery needs, and if you enjoy the outdoors, lakes close by. You are responsible for your own gas and electricity.