



GRASSROOTS
REALTY GROUP

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10024 103 Ave
Lac La Biche, Alberta

MLS # A2263333



\$399,000

Division:	Lac La Biche		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,540 sq.ft.	Age:	1994 (32 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Fruit Trees/Shrub(s), Landscaped, Lawn, Level		

Heating:	Boiler, Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	Medium Density Hamlet Res
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, Open Floorplan		

Inclusions: n/a

Welcome to this beautiful family home located in the heart of Lac La Biche! This spacious 5 bedrooms, 4 bathrooms home is perfect for families of all sizes. Just over 2800 sq ft of living area gives you the space you need to grow and thrive. As you enter the open concept layout, and the natural light that floods in through the large bay windows. Enjoy the wood burning fireplace as it creates a warm and inviting atmosphere. The finished basement is nicely set up with an open design living/dining area, spacious kitchen with wooden cabinets and 2 bedrooms/2 baths, and private entrance. The large deck is perfect for BBQs and entertaining guests, and you can't beat the double garage for all the extra's. The location of this home couldn't be more ideal, with its close proximity to all amenities, this home is also right beautiful Lac La Biche Lake, McArthur Spray Park and Beach! Take advantage of this excellent location