



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