



GRASSROOTS
REALTY GROUP

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182 15249 TWP 665A range Road
Lac La Biche, Alberta

MLS # A2265394



\$219,500

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,402 sq.ft.	Age:	1988 (38 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.50 Acre		
Lot Feat:	Back Yard, Gazebo, Lake, Landscaped		

Heating:	Forced Air	Water:	Cistern
Floors:	Ceramic Tile, Hardwood, Vinyl	Sewer:	Mound Septic
Roof:	Asphalt	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	Country residential
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, Phone
Features:	Ceiling Fan(s)		

Inclusions: N/A

Owners transferred and VERY motivated. Priced to sell and ready for a quick possession!! Are you looking for the perfect starter home, in the cutest neighborhood? 3 bedrooms, 2 bathroom, year round living with plenty of space for your family to stretch out in. Wrap around deck, hot tub under a gazebo and views of the lake from your covered deck. This home could be perfect for you! Home comes fully equipped with 5 appliances, additions built in 2005, furnace in 2013, Hot Water tank in 2019 and new septic mound in 2020,. The 20x20 heated garage offers plenty of storage for your toys and winter parking. All on a nicely landscaped half acre lot across the street from the community park and boat launch! Check out the virtual tour and then get on over here and get ready to fall in love with this property!