



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

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

MLS # A2265394

**\$219,500**



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

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