



GRASSROOTS
REALTY GROUP

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

**9112A 94 Avenue
Lac La Biche, Alberta**

MLS # A2267989



\$244,000

Division:	Lac La Biche		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,190 sq.ft.	Age:	1992 (33 yrs old)
Beds:	3	Baths:	1 full / 2 half
Garage:	Single Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	City Lot, Cleared, Lawn, Rectangular Lot		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Linoleum, Tile	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:	Laminate Counters, No Smoking Home		

Inclusions: n/a

Are you looking for a well kept very and affordable home ? This 3 bedroom, 3 bathroom half duplex is in the wonderful subdivision of Dusmasfield and is walking distance to the Bold Center, College, Hospital, Playground, schools. restaurants, and much The entrance is equipped with a closet for your coats and outerwear. The main floor includes the kitchen/dining area , half bath, and a spacious Livingroom with a gas fireplace, and patio doors taking deck where you can bbq or just sit back and relax.! There are 3 bedrooms upstairs, 1 four piece bathroom, and a two piece ensuite off the master bedroom. The basement is finished with a family room, a laundry area, storage space, and mechanical room. Above ground there is 1190 square feet of living space, and addition 557 square feet in the finished basement totalling 1747. The garage is insulated and has room for a vehicles, tools and toys, with a nice workspace for projects.

Enjoy being outside in the fenced backyard with room to play and possibly plant a garden! Make this place your home, or buy as a revenue investment and rent it out! It’s in the right location at the right price!