



GRASSROOTS
REALTY GROUP

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**79 Lakeview Crescent
Lac La Biche, Alberta**

MLS # A2273921



\$375,000

Division:	Lac La Biche		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,342 sq.ft.	Age:	1988 (38 yrs old)
Beds:	3	Baths:	1 full / 2 half
Garage:	Double Garage Attached		
Lot Size:	0.20 Acre		
Lot Feat:	Cul-De-Sac, Lake, Landscaped, Lawn, No Neighbours Behind, Pie Shaped Lot		

Heating:	Fireplace(s), Forced Air, Natural Gas, Wood	Water:	-
Floors:	Ceramic Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Mixed, Vinyl Siding	Zoning:	LDHR
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Discover the Potential! Located in the Mature Sought after Lakefront Neighborhood of Lakeview Crescent! This charming 3 Bedroom, 2.5 bath lakefront home located right in town, offers the convenience, views and room to make it your own. The main level of the home offers a living room area, full bath, garage access all 3 Bedrooms are located on this level which includes the oversized primary bedroom with ensuite. While the walk-out basement houses the kitchen, dining room, family room with fireplace that opens directly onto the covered deck that leads to the lakefront area, craft or flex space room and additional bathroom. Plenty of large windows throughout the home allow for abundant natural light and beautiful water views. The property is being sold as is and is ideal for buyers looking for a fixer-upper with a tremendous upside. Most of the flooring has already been removed and is awaiting your thoughtful updates, this home can easily be transformed into a stunning lakeside home. Easy access to the new beautiful, MacArthur Park and all other in town amenities. A Great Location, Lac La Biche Lakefront Access, and Endless Potential, don't miss out on the opportunity to bring your vision to life!