



GRASSROOTS
REALTY GROUP

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10205 103 Avenue
Lac La Biche, Alberta

MLS # A2274929



\$419,000

Division:	Lac La Biche		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,272 sq.ft.	Age:	1999 (27 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached, Off Street		
Lot Size:	0.20 Acre		
Lot Feat:	Back Yard, Cleared, Fruit Trees/Shrub(s), Garden, Irregular Lot, Lawn, Paved		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Hardwood	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:	Bathroom Rough-in, Ceiling Fan(s), French Door, No Animal Home, No Smoking Home		

Inclusions: garden shed, green house

Are you looking for a turn-key family home? This property is centrally located in Lac La Biche and is walking distance to downtown, schools, daycare, and the Lake! The extra-large fenced back yard is a gardener's delight full of fruit trees, garden space, and a green house! There is room to play, relax, and picnic in privacy. The large deck and concrete patio facing south are great spaces to enjoy the outdoors, visit, and barbeque! The paved driveway and double attached insulated garage provide plenty of parking. There is back-alley access, and a gate was installed in the fence to creating parking space in the back. The home features hardwood floors throughout. The dining room and kitchen are the heart of the home and is open to the Livingroom. The kitchen is surrounded with great cabinetry for storage and a handy island in the center for meal prep. The dining room has French doors leading you the 16' X 21' private deck. Retreat to the spacious Livingroom and relax in front of the gas fireplace with a book or watch TV. The main floor has 3 potential bedrooms. There is a 4-piece bathroom on the main floor, a master bedroom with a 3-piece ensuite, and one more bedroom. Currently one bedroom has been converted to a laundry room but could be change back to a 3rd bedroom on the main floor if the laundry was moved and a closet was added. The is also space and large windows in the basement where 2 more bedrooms could be added. The basement is drywalled and painted with a large mechanical room with storage space, and a large storage room with floor to ceiling shelving. . This layout of this home would allow to make a separate entrance to the basement and design a suite. Other improvement include new shingles, newer hot water tank, and fresh paint, and a new shed. Call today to book showing and see how this home can suit your needs!

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