



**GRASSROOTS**  
REALTY GROUP

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10314, 101A Avenue  
Lac La Biche, Alberta

MLS # A2275035



**\$299,500**

<b>Division:</b>	Lac La Biche		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,002 sq.ft.	<b>Age:</b>	1962 (63 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard, Lawn, Low Maintenance Landscape, Treed		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	Improved Residential
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Electricity Connected
<b>Features:</b>	See Remarks		

**Inclusions:** Shed

Discover a fantastic investment opportunity—or an ideal setup for multi-generational living—with this well-maintained home featuring a separate non-legal basement suite that can easily be converted back into a single-family layout if desired. The main floor offers 2 bedrooms and 1 bathroom, with its own front entrance, while the non-legal basement suite mirrors the layout with 2 additional bedrooms and 1 bathroom, complete with a private rear entrance for added privacy. Major home components have been updated, including windows, hot water tank, shingles, and furnace (all in 2017), giving you peace of mind for years to come. The current tenants are happy, reliable, and would love to stay—making this an excellent turnkey rental property. The seller is also open to negotiating improvements should a buyer require them. Outside, enjoy a beautifully kept backyard featuring garden space, perennial beds, a double detached garage, and a good-sized storage shed. There’s plenty of parking in both the front and rear of the property. Be sure to click on the Virtual Tour to explore all the details this home has to offer!