



GRASSROOTS
REALTY GROUP

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174, 67061 Mission Road
Lac La Biche, Alberta

MLS # A2290094



\$245,000

| | | | |
|------------------|-------------------------------------|---------------|-------------------|
| Division: | Lac La Biche | | |
| Type: | Residential/House | | |
| Style: | Acreage with Residence, Bungalow | | |
| Size: | 1,110 sq.ft. | Age: | 1965 (61 yrs old) |
| Beds: | 3 | Baths: | 1 |
| Garage: | Single Garage Detached | | |
| Lot Size: | 4.00 Acres | | |
| Lot Feat: | Cleared, Few Trees, Rectangular Lot | | |

Heating: Forced Air

Floors: Laminate, Linoleum

Roof: Asphalt Shingle

Basement: Full

Exterior: Other, Wood Frame

Foundation: Other

Features: See Remarks

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: Country Residential

Utilities: -

Inclusions: N/A

Affordable Starter Acreage Looking for the enjoyment of the country, only a few minutes from town? This 4.05-acre parcel is located on West Road, with a very nice landscaped yard, beautiful mature spruce and shade trees and municipal service stubs ready to go for hook-up! Property offers a 3-bedroom livable home, built in the early 60's, a few old outbuildings which all need some TLC! The location is very desirable, because of the distance to town, and the privacy it offers! Handy man special. \$245,000.00