



**104 13442 Lakeland Drive  
Lac La Biche, Alberta**

**MLS # A2297971**



**\$624,900**

<b>Division:</b>	Lac La Biche		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey, Acreage with Residence		
<b>Size:</b>	2,244 sq.ft.	<b>Age:</b>	2014 (12 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Gravel Driveway		
<b>Lot Size:</b>	0.48 Acre		
<b>Lot Feat:</b>	Cleared, Standard Shaped Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Ceramic Tile, Hardwood	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding	<b>Zoning:</b>	residential
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Electricity, Natural Gas, Sewer
<b>Features:</b>	Granite Counters, Open Floorplan, Vaulted Ceiling(s)		

**Inclusions:** N/A

This Gorgeous 4 bedroom home with attached garage is located on a half acre lot just a minutes to shopping, schools and parks. This beautiful custom home features an open concept main floor, open kitchen dining and living room kitchen , perfect for daily family living or entertaining guests. The large master bedroom features its own private ensuite and walkin closet. The large secondary bedrooms have large closets and high ceilings and close to the main bath. Up a short flight of stairs you will find a 350sqft bonus room with covered balcony and would make a great office or additional media room. Enjoy a coffee or evening cocktail on your covered deck with access from dining room and Master Bedroom! Walk out basement is partially complete with finished drywall and 1 bedroom and is ready for the final touches made to your taste. Sellers own a half acre lot next to home and there is a possibility of also purchasing a half acre lot to sale. Call today for a personal viewing.