



107 13441 665A Sonny Boulevard  
Lac La Biche, Alberta

MLS # A1255758



**\$290,000**

<b>Division:</b>	Lac La Biche		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,058 sq.ft.	<b>Age:</b>	1972 (52 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.22 Acre		
<b>Lot Feat:</b>	Corner Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	Public
<b>Floors:</b>	Laminate	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	Residential
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** NA

Welcome to Young's Beach ! This affordable 4 bedroom, 2 bathroom home is awaiting your design touches to make it your own. So much has already been done for you! Home features a new furnace, hot water tank, asphalt shingles and windows. The large corner lot is completely fenced, offers a large shed and a deck. Walking distance to boat launch, community park and walking paths that connect you to surrounding neighborhoods and town services. If you are looking to get into the housing market, want to live in a great area and are handy, this home is for you! Call today for your personal viewing of this great home!