



**10016 102 Avenue
Lac La Biche, Alberta**

MLS # A2021235



\$329,000

Division:	Lac La Biche		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,683 sq.ft.	Age:	1976 (48 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Parking Pad, Single Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Lawn		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Suite	LLD:	-
Exterior:	Brick, Concrete, Mixed, Wood Frame	Zoning:	Medium DensityHamlet Resi
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Tankless Hot Water, Walk-In Closet(s)		

Inclusions: N/A

GREAT TWO STOREY HOME IN THE HEART OF LAC LA BICHE. THIS 1683 SQ FT HOME FEATURES A RENOVATED KITCHEN WITH UPGRADED APPLIANCES, SUNKIN LIVING ROOM WITH WOOD BURNING FIREPLACE, 2 PC BATH, LARGE DEN THAT CAN BE USED FOR A HOME GYM, OFFICE OR BOTH AND A FAMILY ROOM ON THE MAIN LEVEL. UPSTAIRS HAS 3 BEDROOMS, FULL BATH . MASTER BEDROOM OFFERS A WALK IN CLOSET AND ACCESS TO THE BATH. THE BASEMNET IS COMPLETELY DONE WITH A FULL KITCHEN , 3 PC BATH, LARGE BEDROOM AND FAMILY ROOM AREA. OUTSIDE THE MATURE LOT IS FULLY LANDSCAPED, PARTIALLY FENCED REAR YARD WITH ADDITIONAL PARKING FOR AN RV OR ADDITIONAL VEHICLES FROM THE ALLEYWAY ACCESS. GET INTO YOUR VEHICLE PARKED IN THE SINGLE ATTACHED GARAGE THROUGH THE MAIN HOUSE. THIS HOME IS CLOSE TO SHOPS, CLINIC, THE LAKEFRONT, SPLASH PARK, POST OFFICE AND SCHOOLS.