



10024 103 Avenue  
Lac La Biche, Alberta

MLS # A2057575



**\$399,700**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,540 sq.ft.	<b>Age:</b>	1989 (35 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	4
<b>Garage:</b>	Double Garage Attached, Interlocking Driveway		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Fruit Trees/Shrub(s), Lawn, Landscaped, Level, Standard Shaped Lot		

<b>Heating:</b>	Boiler, Fireplace(s), Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	Residential
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s)		

**Inclusions:** n/a

Welcome to this beautiful family home located in the heart of Lac La Biche! File #1416 This spacious 5 bedrooms and 4 bathrooms home is perfect for families of all sizes. Over 2000 sq ft of living area gives you the space you need to grow and thrive. As you enter the open concept layout, allows for the natural light to flood in through the large bay windows, the wood burning fireplace creates a warm and inviting atmosphere. The finished basement has a nicely set up in law suite with an open design living/dining and spacious kitchen with wooden cabinets also 3 bedrooms. The large deck is perfect for BBQs and entertaining guests. The location of this home couldn't be more ideal, with it's close proximity to all amenities. this home is also just a stone's throw away from beautiful Lac La Biche Lake, McArthur Spray Park and Beach! Take advantage of this excellent location and unbeatable price! \$399,700.00