



206, 13441 665A Township  
Lac La Biche, Alberta

MLS # A2089133



**\$289,900**

<b>Division:</b>	Lac La Biche		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey, Acreage with Residence		
<b>Size:</b>	954 sq.ft.	<b>Age:</b>	-
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Driveway, Gravel Driveway, Off Street, RV Access/Parking, See Remarks		
<b>Lot Size:</b>	0.53 Acre		
<b>Lot Feat:</b>	Lawn, Landscaped, Many Trees, Private		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Siding	<b>Zoning:</b>	CR
<b>Foundation:</b>	See Remarks	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected
<b>Features:</b>	Ceiling Fan(s), High Ceilings, Laminate Counters, No Animal Home, No Smoking Home		

**Inclusions:** N/A

Fantastic starter loft style home that has been very well cared for with a bright open concept is perfect for the empty nester or young couple. This home features brand new vinyl flooring throughout, gorgeous high ceilings, cozy wood burning fireplace in the living room as well as a spacious kitchen and eating area with patio doors to a large deck and firepit. Convenient main floor laundry and 4 piece bath combination. The upper level will delight you with it's massive loft style primary bedroom. Storage is a non issue with a metal shed large enough to park a vehicle in. This warm and inviting home has so much to offer!