



GRASSROOTS
REALTY GROUP

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9318 93 Avenue
Lac La Biche, Alberta

MLS # A2095045



\$119,000

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Mobile		
Size:	896 sq.ft.	Age:	1979 (45 yrs old)
Beds:	3	Baths:	1
Garage:	Driveway, Parking Pad		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Cleared, Corners Marked, Front Yard, Lawn, Garden, Low Maintenance		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Linoleum, Vinyl Plank	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Metal Frame, Mixed	Zoning:	Mobile Home Community
Foundation:	Piling(s)	Utilities:	-
Features:	Ceiling Fan(s), Open Floorplan, Pantry, Storage, Tankless Hot Water		

Inclusions: Wall Air Conditioner

New Listing!!! File#1418 Why rent when you can own this property! Ideally located within walking distance to the hospital, in a great quiet mobile home community! Home has had renovations and upgrades throughout the years including, newer appliances, some new kitchen cabinets with a pantry addition, new flooring, and the addition of a (12'x 7') porch for extra space. Furnace was replaced in the last 5 years, water on demand tank-less system installed, and a 10' x 12' storage shed located in the back . The same family has owned the home for over 25 years, and has taken good care of the property. Home is situated in the middle of the cul-de-sac; it provides a larger back yard, extra room for a garden space, and room for the kids to run and enjoy!!! Perfect starter home, or revenue property, in a location close to all amenities! Book you’re personal viewing today! ! \$129,500.00