



**GRASSROOTS**  
REALTY GROUP

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105, 9508 99 Street  
Lac La Biche, Alberta

MLS # A2101508



**\$114,900**

|           |                                    |        |                   |
|-----------|------------------------------------|--------|-------------------|
| Division: | Lac La Biche                       |        |                   |
| Type:     | Residential/Low Rise (2-4 stories) |        |                   |
| Style:    | Apartment                          |        |                   |
| Size:     | 1,040 sq.ft.                       | Age:   | 2007 (17 yrs old) |
| Beds:     | 2                                  | Baths: | 1                 |
| Garage:   | Stall                              |        |                   |
| Lot Size: | -                                  |        |                   |
| Lot Feat: | -                                  |        |                   |

|             |                                   |            |                           |
|-------------|-----------------------------------|------------|---------------------------|
| Heating:    | Boiler, Natural Gas               | Water:     | -                         |
| Floors:     | Ceramic Tile, Laminate            | Sewer:     | -                         |
| Roof:       | -                                 | Condo Fee: | \$ 460                    |
| Basement:   | -                                 | LLD:       | -                         |
| Exterior:   | Asphalt, Vinyl Siding, Wood Frame | Zoning:    | High Density Hamlet Resid |
| Foundation: | -                                 | Utilities: | -                         |
| Features:   | Laminate Counters                 |            |                           |

Inclusions: n/a

Welcome to this affordable home in Willow Creek Manor. Enjoy living in this clean and quiet building. This unit includes laundry room that can be used for extra storage as well, 2 bedrooms, a 4 piece bathroom, kitchen and open concept dining and livingroom area. This unit feature tile and laminate flooring, Each unit comes with an assigned powered parking stall. Condo living gives you the freedom to come home and relax, or lock up and go! The lawn, sidewalks, parking lot, and common areas are all taken care of for you. The well lit sidewalks out front lead you to the nearby college, hospital, pool, schools, shopping, outdoor skating, skate park, playgrounds, and more. The building is family and pet friendly with no age restrictions. Call to arrange your viewing today.