



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**330 Ulliac Drive
Lac La Biche, Alberta**

MLS # A2108608



\$375,000

Division:	Lac La Biche		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,216 sq.ft.	Age:	1998 (26 yrs old)
Beds:	2	Baths:	1
Garage:	Off Street		
Lot Size:	0.80 Acre		
Lot Feat:	Lake, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	Cistern
Floors:	Ceramic Tile, Laminate	Sewer:	Holding Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	23-67-14-W4
Exterior:	Vinyl Siding, Wood Frame	Zoning:	Country Residential
Foundation:	Poured Concrete, Wood	Utilities:	Electricity Connected, Natural Gas Connected, Garbage
Features:	Ceiling Fan(s), French Door, No Smoking Home, Recessed Lighting, Vaulted Ceiling(s)		

Inclusions: N/A

WATERFRONT!! Fantastic 1/2 acre lot and home on Lac La Biche Lake in the coveted subdivision Ulliac Beach. 1216 sq/ft 1 storey home on concrete foundation with two bedrooms and 1 bathroom and a 1/2 bathroom ready for completion. This modern home features high vaulted ceilings with an open concept feel for entertaining your guests. Recently renovated with new flooring, paint, trim, complete kitchen including new appliances! The shingles just replaced also. This home is ready to go! Concrete walkway and patio as well as firepit all overlooking the majestic North views of the Lake. Long private driveway accommodates lots of parking or guest rv's and there is a 12x16 shed for storing your summertime toys. A new county boat launch nearby and full amenities only a short drive to Plamondon. The home is serviced with a 2800 gallon cistern and holding tank but municipal sewer and water is NOW at the property line.