



GRASSROOTS
REALTY GROUP

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158, 5377 670 Township
Lac La Biche, Alberta

MLS # A2113526



\$244,900

Division:	Lac La Biche		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,064 sq.ft.	Age:	1983 (41 yrs old)
Beds:	2	Baths:	1
Garage:	Single Garage Detached		
Lot Size:	0.46 Acre		
Lot Feat:	Environmental Reserve, Few Trees, Lake		

Heating:	Baseboard, Wood Stove	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	Residential
Foundation:	Poured Concrete	Utilities:	-
Features:	Pantry		

Inclusions: Natural gas stove

Missawawi Lakefront Lac La Biche. New improvements such as new shingles, natural gas, new water tank and a gas burning stove/heater on this 1064 sq/ft, 2bedroom, 1 bath home on 1/2 Acre lake lot. Great views of Missawawi Lake and the environmental reserve full of birds and wildlife. The 1/2 acre lot is landscaped with mature trees, perennial gardens and there is a 10x16 shed and a 24x20 detached garage. Walk out the glass door from kitchen onto a West facing deck for the best sunsets and tranquil views. Entrance to the rear of the home into a 13x8 mud room addition. Laundry area with newer front load appliances and a crawl space access to service you hot water tank and possible future forced air furnace. Kitchen, dining and living rooms are open to each other giving ample space to entertain and keep the whole family together. The master bedroom has a large closet and laminate flooring. The bathroom has a deep tub and shower combo with lots of space for your stuff and things. Whether you are looking for a quiet comfortable acreage or a 365 day a year getaway home, this property will fit your needs. Come see all the peace and recreation Missawawi has to offer!