



10405 102 Avenue  
Lac La Biche, Alberta

MLS # A2114636



**\$309,000**

<b>Division:</b>	Lac La Biche		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,100 sq.ft.	<b>Age:</b>	1965 (59 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.21 Acre		
<b>Lot Feat:</b>	Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	None	<b>Zoning:</b>	Residential
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home		

**Inclusions:** Fridge x2, Stove x2, Washer/Dryer x2, Washing Machine

Downtown Lac La Biche close to the lake, walking trails schools and amenities. This 1100 sq/ft bungalow on one and 1/2 lots, has 3 bedrooms on the main floor and 2 additional beds in the basement plus and extra room with no closet is being used as a 6th bedroom. The main floor has a 4 piece bathroom large, living room, main floor laundry and a bright south-facing kitchen. There is a separate rear door entrance to a 2 bedroom suite complete with kitchen, laundry and 4 piece bathroom. This unit does not comply with the "Legal suite" requirements. Nicely landscaped with mature trees and a huge fully fenced back yard with large deck. Plenty of parking on the parking pad or more on the street. Priced to sell! view this great income property today!