



**GRASSROOTS**  
REALTY GROUP

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10205 105 Street  
Lac La Biche, Alberta

MLS # A2130787



**\$329,500**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	2,200 sq.ft.	<b>Age:</b>	1957 (67 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Alley Access, Boat, Double Garage Detached, Off Street, RV Access/Parking		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Cleared, Few Trees, Lake, Front Yard, Lawn, Low Ma		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Wood Siding	<b>Zoning:</b>	Low Density Residential
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, Jetted Tub, No Smoking Home, Storage, Sump Pump(s), Vinyl Windows, Wood Windows		

**Inclusions:** Ceiling Fans, Sheds,

Beautiful Scenic Lakeview Property!!!File# 1396!!! This home is located across from Lac La Biche Lake, and only a few steps to get to the beach, fish off the dock, or launch your boat! Home features bay windows facing the water from the Living room and Dining Room to give you the amazing scenic Lakeview's. Kitchen is bright with white cabinetry and a window over the sink, the large living room space with a wood fireplace is a welcomed addition. Residence has been repainted, and new flooring has been installed on the main level. The home has 4 bedrooms and 2 bathrooms, a family/recreation room in the basement, and a laundry room. In the backyard you can enjoy barbecues on the deck, sitting around the fire pit, or planting a garden. There is plenty of room for parking with a 2 car garage, a single garage, and a parking pad, plus 2 storage sheds. Whether you are looking as a first time buyer, revenue property, or somewhere to call your second home by the lake, this is an exceptional deal. Call to book your personal viewing today of this great find with a spectacular Lakeview today! \$339,500.00