



**#402, 13379 TWP RD 670 (100 Cathy's Drive) Holowachuk Estates #A2132591
Lac La Biche, Alberta**



\$459,000

Division:	Lac La Biche		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,308 sq.ft.	Age:	1998 (26 yrs old)
Beds:	6	Baths:	3
Garage:	Double Garage Detached, Parking Pad		
Lot Size:	0.55 Acre		
Lot Feat:	Cleared, Corner Lot, Few Trees, Lawn, Irregular Lot, Street Lighting, Views		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	Low Density Hamlet Reside
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Closet Organizers, French Door, High Ceilings, Jetted Tub, Laminate Counters, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	n/a		

Welcome to Holowachuk Estates located only 7 minutes out of Lac La Biche on beautiful Beaver Lake! This subdivision has just over 90 homes on larger lots, a wonderful boat launch, amazing walking trails, and great playground with an outdoor ice rink! You can walk here on trails, or enjoy lunch in the park. This home sit on a lot just over 1/2 acre where there is plenty of room for yard/garden plans, space to play, and parking to RVs and/or boat. Drive up on the asphalt and interlocking brick driveway, or in the large 24' X 40' garage! The home faces South East with a large deck to relax and bbq on!. This house has 2334 sq ft of finished living space that would be great for a family including 6 bedrooms, 3 bathrooms, and a large recreation room. The home is sold "as is, where is". Just add a washer and dryer in the laundry room, finish with your own style, and you will have a beautiful home in a fabulous neighborhood! It's a wonderful opportunity for family to live in a great community, is walking distance to the water, and in a subdivision with municipal services! Make it your own!