



GRASSROOTS
REALTY GROUP

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67004 RR131
Lac La Biche, Alberta

MLS # A2134384

\$114,900



Division:	Lac La Biche		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,086 sq.ft.	Age:	1976 (48 yrs old)
Beds:	3	Baths:	1
Garage:	Gravel Driveway, None		
Lot Size:	2.26 Acres		
Lot Feat:	Landscaped		

Heating:	Forced Air, Propane	Water:	Cistern, Well
Floors:	Carpet, Linoleum, See Remarks	Sewer:	Other
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Other	Zoning:	CR
Foundation:	Poured Concrete	Utilities:	Electricity
Features:	See Remarks		

Inclusions: N/A

Home and Acreage! 2.26 Acres minutes away from the town of Lac La Biche. 2 bedroom Home ready for renovation. The home has been stripped of old finishings and ready for complete renovation. This project home is equipped with newer medium efficiency furnace, newer hot water tank, vinyl windows and the property has a well. The home is on propane but natural gas is at the property line. The yard is completely fenced and quarter fenced to accommodate the horses living there. There is a horse barn with work shop and tack storage area. The location is excellent and the yard is beautiful. Owner leaving potable water holding tanks behind.