



GRASSROOTS
REALTY GROUP

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109, 14450 Old Trail
Lac La Biche, Alberta

MLS # A2134997



\$495,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,204 sq.ft.	Age:	2001 (23 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached, Gravel Driveway		
Lot Size:	0.98 Acre		
Lot Feat:	Lake, Greenbelt, No Neighbours Behind, Yard Drainage, Private, Rectangular		

Heating:	Forced Air, Natural Gas	Water:	Public, Well
Floors:	Laminate, Linoleum	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	CR
Foundation:	Poured Concrete	Utilities:	Electricity Connected
Features:	Ceiling Fan(s), Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Pantry, See Remarks		

Inclusions: Blinds, curtains and window coverings, 2 storage bins on deck, tarp carport, lawnmower tarp shed.

Conveniently located just 10 minutes from Lac La biche, this exceptionally-maintained property will provide your family with a rural feeling and all the conveniences of living in town. The lake is just meters away from the back yard and access is direct through a municipal reserve area and there is plenty of privacy provided by the mature trees in this established neighborhood. The home was built in 2001 and features 3 bedrooms and 3 bathrooms, a walk out basement, large windows and direct access from the dining room to a 12x42 sq.ft. deck with views of the lake. There is a large craft room/office in the basement plus some space where another legal bedroom could be added! Watch for some open houses coming soon or call your realtor today to book a showing.