



10410 104 Ave.
Lac La Biche, Alberta

MLS # A2138641



\$349,000

Division:	Lac La Biche		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,712 sq.ft.	Age:	1990 (34 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Attached, Off Street		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, Back Yard, Cleared, Level, Rectangular Lot		

Heating:	Boiler, Hot Water	Water:	Public
Floors:	Carpet, Laminate, Linoleum, Tile	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial, Unfinished	LLD:	-
Exterior:	Concrete, Wood Frame, Wood Siding	Zoning:	medium density hamlet res
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s)		

Inclusions: n/a

This immaculately kept home is only steps away from the beautiful shores of Lac La Biche Lake! Drive up and park on the asphalt driveway, or in the double attached garage. The entrance is bright and spacious and leads you into the open concept livingroom & dining area. The living room features a bay window, laminate flooring, high ceilings, and a wood burning fireplace. The dining room is also open to the kitchen and has patio doors to the back deck. Dine with family & friends inside, or in the large backyard. The main floor also includes a laundry room, a large 4 piece bathroom, and 2 bedrooms..Situated on second floor is a master bedroom with ensuite and walk in closet, as well as a great family room. This room can be used to watch tv, read, exercise, and has patio doors to an upper deck with lakeview! The home sits on a concrete basement with a large storage are. The windows in the basement are of adequate size for future bedrooms. Upgrades to this home include: hot water baseboard heating, washer/dryer, flooring, custom blinds, water heater, garden doors, and light fixtures. Other features are vaulted ceilings, aluminum railing on the decks, a garburator, and central vac. Call to book your viewing of this home situated in a quiet neighborhood, and close enough to walk to schools, shopping, and other amenities.