



GRASSROOTS
REALTY GROUP

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**150 Laura's Spruce Drive
Lac La Biche, Alberta**

MLS # A2184218



\$499,000

Division:	Lac La Biche		
Type:	Residential/House		
Style:	5 Level Split, Acreage with Residence		
Size:	2,039 sq.ft.	Age:	1992 (34 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Single Garage Detached		
Lot Size:	0.85 Acre		
Lot Feat:	Back Yard, Corner Lot, Landscaped, Pie Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	Low Density Hamlet Reside
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, High Ceilings		

Inclusions: NA

This beautifully renovated 5 level split home is located in one of the most sought-after neighbourhoods in Lac La Biche, Alberta. The home features a spacious and open floor plan with vaulted ceilings, hardwood floors, and large windows that let in plenty of natural light. The main level offers a formal living room, a dining room, and a gourmet kitchen with granite countertops, stainless steel appliances, and patio doors to your covered deck. The upper level has a master bedroom with a walk-in closet and a 4-piece ensuite bathroom, as well as two more bedrooms and a full bathroom. The lower level has a cozy family room with a gas fireplace, a laundry room, extra bedroom, and a half bathroom. The 2 basement levels offer a recreation room and plenty of storage. The 0.85-acre parcel offers a double attached heated garage, a single detached garage, large Quonset, and 8x12 Storage shed to store all your vehicles and toys. The paved driveway, stone patio, and wrap around deck provide a beautiful space for outdoor entertaining while overlooking a beautiful, landscaped front yard. Home is close to the park with green space, ice rink & play structure and boat launch which give you access to Beaver Lake year-round. Holowachuk Estates is the perfect family subdivision located close to walking paths, recreation facilities, parks, camping and restaurants, and this is the perfect family home! A must see!