



GRASSROOTS
REALTY GROUP

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10016 102 Avenue
Lac La Biche, Alberta

MLS # A2194599



\$329,000

Division:	Lac La Biche		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,683 sq.ft.	Age:	1976 (49 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Parking Pad, Single Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Lawn		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Suite	LLD:	-
Exterior:	Brick, Concrete, Mixed, Wood Frame	Zoning:	Medium DensityHamlet Resi
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Tankless Hot Water, Walk-In Closet(s)		

Inclusions: Shed

This beautifully updated 1,683 sq. ft. home offers a renovated kitchen with upgraded appliances, a sunken living room with a cozy wood-burning fireplace, a 2-piece bath, and a large den—perfect for a home gym, office, or both. The main floor also features a spacious family room, providing plenty of room for relaxation and entertainment. Upstairs, you’ll find three bedrooms and a full bath, with the primary bedroom offering a walk-in closet and direct access to the bathroom. The fully finished basement adds even more living space, complete with a second kitchen, a 3-piece bath, a large bedroom, and a family room. Situated on a mature, fully landscaped lot, the backyard is partially fenced and offers additional parking for an RV or extra vehicles with convenient alley access. The single attached garage provides direct entry into the home for added convenience. Located in a close range to shops, clinics, the lakefront, splash park, post office, and schools, this home offers both comfort and convenience. Don't miss out on this fantastic opportunity!