



**GRASSROOTS**  
REALTY GROUP

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**10016 102 Avenue  
Lac La Biche, Alberta**

**MLS # A2194599**



**\$329,000**

|                  |                                     |               |                   |
|------------------|-------------------------------------|---------------|-------------------|
| <b>Division:</b> | Lac La Biche                        |               |                   |
| <b>Type:</b>     | Residential/House                   |               |                   |
| <b>Style:</b>    | 2 Storey                            |               |                   |
| <b>Size:</b>     | 1,683 sq.ft.                        | <b>Age:</b>   | 1976 (50 yrs old) |
| <b>Beds:</b>     | 4                                   | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Parking Pad, Single Garage Attached |               |                   |
| <b>Lot Size:</b> | 0.14 Acre                           |               |                   |
| <b>Lot Feat:</b> | Back Lane, Lawn                     |               |                   |

|                    |   |                   |                           |
|--------------------|---|-------------------|---------------------------|
| <b>Heating:</b>    | Fireplace(s), Forced Air, Natural Gas                   | <b>Water:</b>     | -                         |
| <b>Floors:</b>     | Ceramic Tile, Hardwood, Linoleum, Vinyl Plank           | <b>Sewer:</b>     | -                         |
| <b>Roof:</b>       | Asphalt Shingle   | <b>Condo Fee:</b> | -                         |
| <b>Basement:</b>   | Full  | <b>LLD:</b>       | -                         |
| <b>Exterior:</b>   | Brick, Concrete, Mixed, Wood Frame                      | <b>Zoning:</b>    | Medium DensityHamlet Resi |
| <b>Foundation:</b> | Poured Concrete   | <b>Utilities:</b> | -                         |
| <b>Features:</b>   | 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!