



**310, 10212 101 Street  
Lac La Biche, Alberta**

**MLS # A2209286**

**\$200,000**



<b>Division:</b>	Lac La Biche		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Multi Level Unit		
<b>Size:</b>	1,113 sq.ft.	<b>Age:</b>	2008 (18 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Carport		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Standard Shaped Lot		

<b>Heating:</b>	In Floor, Hot Water	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	Sewer
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	\$ 523
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	residential
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Electricity, Natural Gas, Garbage Collection
<b>Features:</b>	No Smoking Home, Walk-In Closet(s)		
<b>Inclusions:</b>	NA		

Condo Living in the Heart of Lac La Biche! Welcome to easy, low-maintenance living in this bright and beautifully maintained 2 bedroom, 2 bathroom condo located in the heart of Lac La Biche. Whether you're a first-time buyer, downsizing, or looking for a great investment, this home offers the perfect blend of comfort and convenience. Enjoy the security of gated parking and the many amenities this well-kept complex has to offer, including a recreation room, library and storage room. Step outside and you'll find yourself within walking distance to the lake, scenic pathways, shopping, dining, and medical services; everything you need, right at your doorstep. This unit offers a functional layout with a spacious kitchen, open-concept living and dining area, and two generously sized bedrooms, including a primary with its own ensuite. In-suite laundry and a private balcony complete the package. Don't miss this opportunity to enjoy maintenance-free living in a great location.

\*Please note that the 360 tour was borrowed from the unit directly above,

while it is the same layout, you will note some differences in finishings