



GRASSROOTS
REALTY GROUP

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

MLS # A2209286



\$200,000

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

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

Inclusions: 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