

# **\$399,700 - 10024 103 Avenue, Lac La Biche**

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MLS® #A2180678

**\$399,700**

4 Bedroom, 3.00 Bathroom, 1,540 sqft

Residential on 0.15 Acres

NONE, Lac La Biche, Alberta

Welcome to this beautiful family home located in the heart of Lac La Biche! This spacious 4 bedrooms, 4 bathrooms home is perfect for families of all sizes. Just over 2800 sq ft of living area gives you the space you need to grow and thrive. As you enter the open concept layout, and the natural light that floods in through the large bay windows,!!Enjoy the wood burning fireplace as it creates a warm and inviting atmosphere. The finished basement is nicely set up suite , with an open design living/dining area, spacious kitchen with wooden cabinets and 2 bedrooms/2 baths, and private entrance. The large deck is perfect for BBQs and entertaining guests, and you can't beat the double garage for all the extra's. The location of this home couldn't be more ideal, with it's close proximity to all amenities, this home is also just a stone's throw away from beautiful Lac La Biche Lake, McArthur Spray Park and Beach! Take advantage of this excellent location and unbeatable price! \$399,700.00

Built in 1989

## **Essential Information**

|            |           |
|------------|-----------|
| MLS® #     | A2180678  |
| Price      | \$399,700 |
| Bedrooms   | 4         |
| Bathrooms  | 3.00      |
| Full Baths | 3         |



|                |             |
|----------------|-------------|
| Square Footage | 1,540       |
| Acres          | 0.15        |
| Year Built     | 1989        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 10024 103 Avenue    |
| Subdivision | NONE                |
| City        | Lac La Biche        |
| County      | Lac La Biche County |
| Province    | Alberta             |
| Postal Code | T0A2C0              |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Ceiling Fan(s), Kitchen Island, Open Floorplan |
| Appliances        | Electric Stove, Refrigerator, Washer/Dryer     |
| Heating           | Boiler, Fireplace(s), Natural Gas, Wood        |
| Cooling           | None   |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Living Room, Wood Burning                      |
| Has Basement      | Yes  |
| Basement          | Finished, Full                                 |

### Exterior

|                   |   |
|-------------------|---|
| Exterior Features | Private Entrance, Private Yard                |
| Lot Description   | Fruit Trees/Shrub(s), Lawn, Landscaped, Level |
| Roof              | Asphalt Shingle                               |
| Construction      | Concrete, Vinyl Siding, Wood Frame            |
| Foundation        | Poured Concrete                               |

### Additional Information

|                |                            |
|----------------|----------------------------|
| Date Listed    | November 29th, 2024        |
| Days on Market | 254                        |
| Zoning         | Medium Density Residential |

**Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | RE/MAX LA BICHE REALTY |
|----------------|------------------------|

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