



**79 Lakeview Crescent  
Lac La Biche, Alberta**

**MLS # A2273921**



**\$375,000**

<b>Division:</b>	Lac La Biche		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,342 sq.ft.	<b>Age:</b>	1988 (38 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 2 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.20 Acre		
<b>Lot Feat:</b>	Cul-De-Sac, Lake, Landscaped, Lawn, No Neighbours Behind, Pie Shaped Lot		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas, Wood	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Mixed, Vinyl Siding	<b>Zoning:</b>	LDHR
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** N/A

Discover the Potential! Located in the Mature Sought after Lakefront Neighborhood of Lakeview Crescent! This charming 3 Bedroom, 2.5 bath lakefront home located right in town, offers the convenience, views and room to make it your own. The main level of the home offers a living room area, full bath, garage access all 3 Bedrooms are located on this level which includes the oversized primary bedroom with ensuite. While the walk-out basement houses the kitchen, dining room, family room with fireplace that opens directly onto the covered deck that leads to the lakefront area, craft or flex space room and additional bathroom. Plenty of large windows throughout the home allow for abundant natural light and beautiful water views. The property is being sold as is and is ideal for buyers looking for a fixer-upper with a tremendous upside. Most of the flooring has already been removed and is awaiting your thoughtful updates, this home can easily be transformed into a stunning lakeside home. Easy access to the new beautiful, MacArthur Park and all other in town amenities. A Great Location, Lac La Biche Lakefront Access, and Endless Potential, don't miss out on the opportunity to bring your vision to life!