



10106 107 Street
Lac La Biche, Alberta

MLS # A2293334



\$495,000

Division:	Lac La Biche		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,760 sq.ft.	Age:	2006 (20 yrs old)
Beds:	6	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.25 Acre		
Lot Feat:	Cul-De-Sac		

Heating:	Boiler, Forced Air	Water:	-
Floors:	Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	Residential
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), High Ceilings, Separate Entrance		

Inclusions: NA

Looking for the perfect family home with a whole lot of potential? This 1760sqft home is located on a large lot, and a quiet street offering lake views. Walking distance to the lake, parks, schools and shopping! The 3-bedroom, 2 bathroom main level has been recently renovated with new flooring, paint, trim, window treatments, lighting and ceiling fans. Both bathrooms offer new tile & toilets and your en-suite has a brand-new sink and tub! Fully finished 3-bedroom, 1 bathroom basement offers a kitchen and its own laundry room for a fully functioning illegal rental suite. Pride in ownership through out the home and no detail has been spared. The Boiler and in floor heating system has recently received an update and the garage has been updated with a fresh coat of paint. So many extras! The attached, 500sqft garage is heated, driveway is paved to the street and your backyard is partially fenced and offers a covered deck to sit and enjoy the quiet of the seasons. Call today for your personal viewing of this great home!