



**GRASSROOTS**  
REALTY GROUP

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307 Highland Way  
Lac La Biche, Alberta

MLS # A2299005



**\$589,900**

<b>Division:</b>	Lac La Biche		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,793 sq.ft.	<b>Age:</b>	2013 (13 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.25 Acre		
<b>Lot Feat:</b>	Back Yard, Garden, Landscaped, Lawn		

**Heating:** Forced Air

**Floors:** Laminate, Other

**Roof:** Asphalt Shingle

**Basement:** Full

**Exterior:** ICFs (Insulated Concrete Forms), Vinyl Siding, Wood Frame

**Foundation:** ICF Block

**Features:** Bar, See Remarks

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** residential

**Utilities:** -

**Inclusions:** n/a

Welcome to this immaculate move in ready home where every detail has been considered. With 3200 square feet of living space, there is room for everyone to thrive. Imagine cozying up to the stone fireplace with your favorite playlist playing through the built in speakers, or hosting Sunday brunch in the sun drenched kitchen with its beautiful eating bar. The basement is a true stand out, featuring high ceilings, stylish marble- poured epoxy floors, and a brand-new pool table for game nights. The backyard is an outdoor oasis, designed for summer bbqs and starlit nights around the fire table. Plus, you are just steps away from the best of Churchill Provincial Park, from fishing, boating, beaches and paved walking trails. This gorgeous home wont last! Book your viewing today!