



**GRASSROOTS**  
REALTY GROUP

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9609 100 Avenue  
Lac La Biche, Alberta

MLS # A2318734



**\$389,000**

<b>Division:</b>	Lac La Biche		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,271 sq.ft.	<b>Age:</b>	2007 (19 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Cul-De-Sac		

**Heating:** Forced Air

**Floors:** Laminate

**Roof:** Asphalt

**Basement:** Full

**Exterior:** Mixed

**Foundation:** Poured Concrete

**Features:** Ceiling Fan(s)

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** Residential

**Utilities:** -

**Inclusions:** NA

Welcome to a home that offers both comfort today and opportunity for tomorrow. Located in a family friendly neighbourhood close to parks, schools, and everyday amenities, this 3 bedroom, 2 bathroom home is an excellent choice for families, first time buyers, or anyone looking to build equity. The main level offers a functional layout with bright living spaces and comfortable bedrooms, while the fully fenced backyard provides plenty of room for children, pets, and outdoor entertaining. Enjoy summer evenings on the beautiful stone patio, creating the perfect space for barbecues, gatherings, or simply relaxing outdoors. Downstairs, the undeveloped basement is a blank canvas waiting for your vision. Whether you're dreaming of additional bedrooms, a family room, home gym, or extra storage, the space offers endless possibilities to customize the home to your needs while adding future value. If you're looking for a property with room to grow in a great location, this one is worth a closer look.