



**GRASSROOTS**  
REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

125, 67339 Mission Road  
Lac La Biche, Alberta

MLS # A2319464



**\$279,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Acreage with Residence, Mobile Home-Single Wide		
<b>Size:</b>	1,170 sq.ft.	<b>Age:</b>	1989 (37 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.99 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Few Trees, Landscaped, Lawn		

<b>Heating:</b>	Forced Air, Natural Gas, Other	<b>Water:</b>	Cistern
<b>Floors:</b>	Laminate	<b>Sewer:</b>	Septic Field
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	CR
<b>Foundation:</b>	Other	<b>Utilities:</b>	-
<b>Features:</b>	Beamed Ceilings, Built-in Features, Closet Organizers, High Ceilings, Pantry		

**Inclusions:** N/A

This property blends privacy, functionality and has a GREAT LOCATION&hellip; just minutes from Lac La Biche. This nicely updated 3 bedroom, 2 bath residence features upgraded windows, newer siding, 2012 shingles, a good sized front porch, a heated 24x26 garage, a large storage shed and a generous back yard that borders crown land, creating a rare setting with room for kids to play and explore. This is a rare opportunity to get your family into an affordable acreage!