



GRASSROOTS

REALTY GROUP

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9530 100 Avenue
Lac La Biche, Alberta

MLS # A2327717



\$519,000

Division:	Lac La Biche		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,352 sq.ft.	Age:	2006 (20 yrs old)
Beds:	6	Baths:	3
Garage:	Double Garage Attached, Parking Pad		
Lot Size:	0.19 Acre		
Lot Feat:	Back Yard, Cleared, Landscaped, Lawn, Pie Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	Low Density Hamlet Reside
Foundation:	ICF Block	Utilities:	-
Features:	No Animal Home, No Smoking Home, Stone Counters, Sump Pump(s), Suspended Ceiling, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	firepit, window coverings		

Welcome to this fabulous 5-bedroom, 3-bathroom home located in the quiet subdivision of Crescent Heights! Pull up the asphalt driveway into your double attached garage and take in the beautiful curb appeal, complete with a covered entrance, trees, flower beds, curved paving, and river stone accents. Perched in an elevated location, this home offers stunning views of Lac La Biche Lake and McArthur Place Park. Step inside to a spacious front entry with ample closet space, plus a convenient pass-through mudroom from the garage for additional storage. The heart of the home features soaring vaulted ceilings, bright windows showcasing the lake view, and tile flooring that ties the space together beautifully. The kitchen is well-appointed with stainless steel appliances, attractive cabinetry, and a functional island, flowing seamlessly into the main living area. The main floor layout is ideal for families, offering three bedrooms and a convenient laundry room. The primary suite overlooks the gorgeous backyard and includes a walk-in closet and a luxurious 5-piece ensuite with a steam shower. The fully finished walkout basement is bright and inviting, with large windows that allow plenty of natural light. This level includes a spacious family room, room for a home gym or recreation area, two additional bedrooms, and a 3-piece bathroom with a stand-up shower. Step outside to your private, pie-shaped backyard retreat featuring a beautiful stone fire pit area, a variety mature trees, a well-kept lawn, and fencing on two sides. Pilings are already in place with a header installed, making it easy to build a future upper deck—perfect for creating a covered patio or screened-in space below. The open side of the property borders a public service lot, providing an additional 42 feet of separation from neighboring home on the north side. Located just steps from a

neighborhood playground, this property offers the perfect blend of comfort, space, and location. Make this your Home Sweet Home!