



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

10209 105
Lac La Biche, Alberta

MLS # A2338533



\$435,000

Division:	Lac La Biche		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	2,321 sq.ft.	Age:	1950 (76 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.37 Acre		
Lot Feat:	Back Yard, Corner Lot, Fruit Trees/Shrub(s), Lake		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Linoleum, Vinyl	Sewer:	-
Roof:	Asphalt Shingle, Flat, Mixed	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Other	Zoning:	Low Density Residential H
Foundation:	Perimeter Wall, Other, Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Sauna

Lakefront Charm. This is a must see if you're looking for Lakeviews , Mature Gardens, Peace and quiet and year round Sunsets. Enter the property from a grand wrap around deck and into a large front entrance with plenty of closet space. Down the hall and here it begins the heart of the home. A spacious galley kitchen and dining room that overlook the lake. The expansive main floor living area is ready for large family gathering with comfortable 15 x 20 living room as well as a 15 x 24 Solarium for added space or a place to unwind with a cup of coffee or an evening beverage. The balance of the main floor consists of the Primary bedroom , main bath and main floor laundry. The second floor features two bedrooms, office/study, and a 2 pc bathroom. This beautiful character home sits on two town lots and has mature gardens with numerous ornamental shrubs , trees, raised bed gardens and wrap around deck two sit and enjoy it all. The lake is directly across the street and has a boat launch, walking paths for year round strolls. This is a unique opportunity to own a rare lakefront classic.