



GRASSROOTS
REALTY GROUP

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**51 Lakeview Crescent
Lac La Biche, Alberta**

MLS # A2341744



\$327,500

Division:	Lac La Biche		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,190 sq.ft.	Age:	1972 (54 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Gravel Driveway		
Lot Size:	0.15 Acre		
Lot Feat:	Dog Run Fenced In, Standard Shaped Lot, Views		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Laminate	Sewer:	Sewer
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Concrete, Wood Siding	Zoning:	residential
Foundation:	Poured Concrete	Utilities:	Electricity, Natural Gas, Garbage Collection
Features:	Dry Bar		

Inclusions: NA

Fantastic value in a great location! This 5-bedroom, 3-bathroom home is within walking distance of downtown, Lac La Biche Lake, McArthur Community Park, and the spray park. With plenty of room for the family, this cozy home also offers potential for a legal revenue suite in the basement, complete with a separate entrance and shared laundry facilities. A few updates have already been taken care of, including newer shingles and windows. The property also includes a detached garage, offering additional space for storage, or your next workshop project. Whether you're looking for a family home, an investment opportunity, or a place to make your own, this property offers plenty of potential in a location that puts so much within reach. Call today for your personal viewing!