



GRASSROOTS
REALTY GROUP

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14017 Nashim Drive
Lac La Biche, Alberta

MLS # A2344516



\$677,000

Division:	Lac La Biche		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,267 sq.ft.	Age:	1975 (51 yrs old)
Beds:	4	Baths:	3
Garage:	Triple Garage Detached		
Lot Size:	0.39 Acre		
Lot Feat:	Private, Views		

Heating:	Forced Air	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding	Zoning:	AG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, See Remarks, Vinyl Windows		

Inclusions: N/A

Lakeview Property, Completely Renovated from the Ground Up! No Detail was overlooked, a truly turn key property where virtually everything is new! This 4 bedroom 3 full bath exceptional home has been meticulously transformed from top to bottom, offering the feel and quality of a brand new home. The renovation goes far beyond cosmetic upgrades with extensive improvements to the plumbing, electrical, insulation, mechanical systems and more! Inside and out, this home showcases, quality craftsmanship and thoughtful redesign with high-end sophisticated modern finishes. The exterior has been completely upgraded with premium materials including high density wood composite siding and shingles. The oversized 36x24 garage has been upgraded with the same quality including a new overhead furnace. Creating an impressive curb appeal to this .39 of an acre lot with North lake views. The Seller's investment creates an incredible opportunity for the next owner to enjoy the benefits without the time, effort and expense of doing it yourself! This one is a show stopper! Call to view today!