



GRASSROOTS
REALTY GROUP

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206 13348 TWP 672A Road
Lac La Biche, Alberta

MLS # A2346651



\$645,000

Division:	Lac La Biche		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,883 sq.ft.	Age:	2013 (13 yrs old)
Beds:	5	Baths:	4
Garage:	RV Access/Parking		
Lot Size:	0.49 Acre		
Lot Feat:	Environmental Reserve, No Neighbours Behind, Pie Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood	Sewer:	Sewer
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	residential
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Closet Organizers, Granite Counters, High Ceilings, No Smoking Home, Open Floorplan		

Inclusions: na

Over 2,900 sq. ft. of living space, 5 bedrooms, and 3.5 bathrooms give this home plenty of space for a busy family. The main floor primary bedroom offers a private retreat, while the additional bedrooms provide flexibility for family, guests, hobbies, or a home office. The main living areas are warm and inviting, with a fireplace creating a natural gathering spot in the family room and a kitchen island ready for casual meals, homework, and family conversations. The fully finished basement expands your options with space for movie nights, a playroom, home gym, office, or entertaining. Outside, the fenced yard and covered deck create an easy outdoor extension of the home, with space for kids, pets, gardening, and summer gatherings. A double garage provides room for vehicles, storage, and projects. Set close to schools, parks, and recreation, this home offers the combination of space, functionality, and location that makes family living easier. Come see how well it could work for yours.