

32 Lakeview Crescent Lac La Biche, Alberta

MLS # A2174580



\$249,000

Division:	Lac La Biche		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,480 sq.ft.	Age:	1966 (59 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.30 Acre		
Lot Feat:	Back Yard, City Lot, Cleared, Landscaped		

Heating: Forced Air, Natural Gas, Wood

Floors: Laminate, Linoleum

Roof: Asphalt Shingle

Basement: Finished, Full

Exterior: Vinyl Siding

Foundation: Poured Concrete

Features: Ceiling Fan(s)

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: Low Density Hamlet Reside

Utilities: -

Inclusions: N/A

Great Investment Opportunity - Affordable Property in a Prime Location! This 1480 sq ft home offers 3 bedrooms, 1.5 bathrooms, and a bright, spacious living room. While the home requires some TLC, it provides plenty of potential for renovation and value growth. Enjoy the cozy wood-burning fireplace in the sunroom. The fully finished basement features a family/recreation room and ample storage space. Outside, gather around the firepit in the landscaped, fully fenced backyard – ideal for family gatherings. The property also includes a double attached garage. Located just a short walk from McArthur Park, the children’s spray park, and a sand beach! This home offers both convenience and great investment potential. Selling as-is, where-is.