

**10314 101A Avenue
Lac La Biche, Alberta**

MLS # A2181125



\$299,500

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|------------------|--|---------------|-------------------|
| Division: | NONE | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 1,002 sq.ft. | Age: | 1962 (63 yrs old) |
| Beds: | 4 | Baths: | 2 |
| Garage: | Additional Parking, Double Garage Detached, Garage Faces Rear, On Street | | |
| Lot Size: | 0.14 Acre | | |
| Lot Feat: | Back Yard, Few Trees, Lawn, Low Maintenance Landscape | | |

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|--------------------|----------------------------|-------------------|----------------------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Laminate, Linoleum | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full, Suite | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | Improved Residential |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Ceiling Fan(s), Storage | | |

Inclusions: All appliances are double/1 Upstairs and 1 Downstairs

GREAT REVENUE PROPERTY Or MULTI FAMILY HOME! Welcome to this charming property located centrally in Lac La Biche! This unique house offers endless possibilities for investors or those seeking a versatile home. With 4 bedrooms and 2 bathrooms, there is plenty of space for a growing family or the potential for rental income. Step inside and be greeted by a warm and inviting atmosphere. The spacious living areas are perfect for entertaining guests or unwinding after a long day. Nicely landscaped yard, perennial flower beds, a double car garage, and a nice sized garden space in the back including adequate additional parking! Make this your starter home with revenue income, or use it as a revenue property the choice is yours!!! \$299,500.00