# \$279,900 - #158 15249 Twp Rd 665a Missawawi Estates Phase Ii, Lac La Biche

MLS® #A2139932

## \$279,900

4 Bedroom, 2.00 Bathroom, 1,367 sqft Residential on 0.56 Acres

NONE, Lac La Biche, Alberta

Seller is offering a \$5000.00 Cash Back Incentive at Time of Closing for any Improvements! This Property is a Steal! The Seller is Highly Motivated! Entering this home from the front entrance you will be invited into the cozy living room with gas fireplace, a bright eat in kitchen offers cherry cabinets with plenty of room to dine. The main floor of the home features, ample storage, a laundry room, 2 generous sized bedrooms both with walk in closets, 2 full bathrooms including the Master En-Suite with jetted tub. The lower level has 2 additional bedrooms in a partially finished basement. Brand new Washer, Dryer, Dishwasher and overhead microwave just installed. Great Family Home in a Safe and Friendly Neighborhood with tones of outdoor activities at your finger tips. From the community park to interacting with the abundance of wildlife attracted to the nearby lake and the many ATV trails in the area your sure to find countless outdoor entertainment year round! Located only 13 km from Lac La Biche by paved county roads. Most furnishings are negotiable making this great property move in ready! Call for your personal viewing today!





Built in 2006

#### **Essential Information**

MLS® # A2139932 Price \$279,900

Bedrooms 4

Bathrooms 2.00

Full Baths 2

Square Footage 1,367

Acres 0.56

Year Built 2006

Type Residential Sub-Type Detached

Style Acreage with Residence, Bungalow

Status Active

## **Community Information**

Address #158 15249 Twp Rd 665a Missawawi Estates Phase Ii

Subdivision NONE

City Lac La Biche

County Lac La Biche County

Province Alberta
Postal Code T0A 2C0

#### **Amenities**

Parking Spaces 1

Parking Parking Pad

#### Interior

Interior Features Ceiling Fan(s), Jetted Tub, Laminate Counters, Storage, Walk-In

Closet(s)

Appliances Refrigerator, Stove(s)

Heating Forced Air

Cooling None
Fireplace Yes
# of Fireplaces 1

Fireplaces Gas

Has Basement Yes

Basement Full, Partially Finished

#### **Exterior**

Exterior Features Private Yard, Fire Pit

Lot Description Backs on to Park/Green Space

Roof Asphalt Shingle

Construction Vinyl Siding

Foundation Poured Concrete

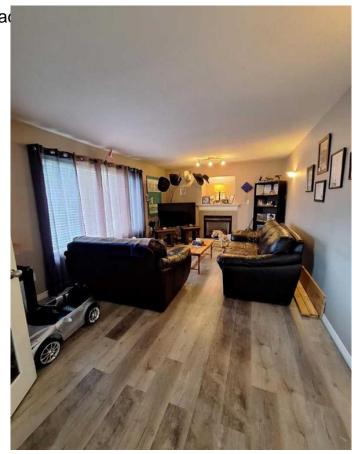
## **Additional Information**

Date Listed June 10th, 2024

Days on Market 338 Zoning CR

# **Listing Details**

Listing Office RE/MAX LA BICHE REALTY



Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.