

# \$299,500 - 10314 101a Avenue, Lac La Biche

MLS® #A2181125

**\$299,500**

4 Bedroom, 2.00 Bathroom, 1,002 sqft

Residential on 0.14 Acres

NONE, Lac La Biche, Alberta

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

Built in 1962

## Essential Information

MLS® #	A2181125
Price	\$299,500
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,002
Acres	0.14
Year Built	1962
Type	Residential
Sub-Type	Detached



Style	Bungalow
Status	Active

### Community Information

Address	10314 101a Avenue
Subdivision	NONE
City	Lac La Biche
County	Lac La Biche County
Province	Alberta
Postal Code	T0A2C0

### Amenities

Parking Spaces	6
Parking	Additional Parking, Double Garage Detached, Garage Faces Rear, On Street
# of Garages	2

### Interior

Interior Features	Ceiling Fan(s), Storage
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Suite

### Exterior

Exterior Features	Fire Pit, Garden
Lot Description	Back Yard, Few Trees, Lawn, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	November 27th, 2024
Days on Market	250
Zoning	Improved Residential

### Listing Details

Listing Office	RE/MAX LA BICHE REALTY
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