

# \$279,000 - 10312 101 A Ave., Lac La Biche

MLS® #A2115005

**\$279,000**

3 Bedroom, 2.00 Bathroom, 983 sqft  
Residential on 0.14 Acres

Lac La Biche, Lac La Biche, Alberta

REDUCED! Are you looking for an affordable turn key home with 2 separate living spaces? You can purchase this nicely renovated home, live on one floor and rent out the other, rent out both, or use the whole house! Upgrades include: a new roof, flooring, paint, tile work and stainless steel appliances.! The forced air furnace, and space heater both run on natural gas. There are 2 bedrooms up and one down stairs with a full bathroom on each floor. The home also has laundry machines on the main floor and in the basement! There is back alley access to parking in the back where you will find a double detached garage, as well as street parking in the front. Shopping, schools, and business are walking distance away. Call today to book your showing!

Built in 1962

## Essential Information

MLS® #	A2115005
Price	\$279,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	983
Acres	0.14
Year Built	1962
Type	Residential
Sub-Type	Detached



Style Bungalow  
Status Active

### Community Information

Address 10312 101 A Ave.  
Subdivision Lac La Biche  
City Lac La Biche  
County Lac La Biche County  
Province Alberta  
Postal Code T0A 2C0

### Amenities

Parking Spaces 2  
Parking Double Garage Detached, Off Street, Single Garage Detached  
# of Garages 2

### Interior

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

### Exterior

Exterior Features Rain Gutters  
Lot Description Back Lane, Lawn, Rectangular Lot  
Roof Asphalt Shingle  
Construction Concrete, Vinyl Siding, Wood Frame  
Foundation Poured Concrete

### Additional Information

Date Listed March 14th, 2024  
Days on Market 365  
Zoning Medium Density Hamlet Res

### Listing Details

Listing Office RE/MAX LA BICHE REALTY

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