

#369, 13441 Twp Rd 665A
Lac La Biche, Alberta

MLS # A2258096



\$250,000

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|------------------|--|---------------|-------------------|
| Division: | Lac La Biche | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 1,212 sq.ft. | Age: | 1967 (58 yrs old) |
| Beds: | 2 | Baths: | 1 full / 1 half |
| Garage: | Double Garage Detached | | |
| Lot Size: | 0.20 Acre | | |
| Lot Feat: | Corner Lot, Lake, Landscaped, See Remarks, Street Lighting | | |

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|--------------------|-----------------------------|-------------------|---------------------------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Laminate | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Partial, Partially Finished | LLD: | - |
| Exterior: | Mixed, Stucco, Wood Siding | Zoning: | Low Density Hamlet Reside |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | See Remarks | | |

Inclusions: N/A

Affordable Opportunity in a Great Neighborhood! This 2-bedroom, 2-bath home is located in a highly desirable neighborhood of Young's Beach and offers excellent potential for the right buyer, just a block to the Beaver Lake Boat Launch. Featuring a double detached garage and situated on a nice-sized corner lot, this property is ready for your vision. The home requires extensive work and updating, making it a perfect opportunity for investors, flippers, or buyers looking to create their dream home from the ground up. With strong surrounding property values and a sought-after location, the possibilities are endless. Bring your ideas, roll up your sleeves, and take advantage of this rare chance to own in a great community at an affordable price. All offers must accompany a Schedule A