



10016 102 Avenue
Lac La Biche, Alberta

MLS # A2194599



\$329,000

Division: Lac La Biche

Type: Residential/House

Style: 2 Storey

Size: 1,683 sq.ft. **Age:** 1976 (50 yrs old)

Beds: 4 **Baths:** 2 full / 1 half

Garage: Parking Pad, Single Garage Attached

Lot Size: 0.14 Acre

Lot Feat: Back Lane, Lawn

Heating: Fireplace(s), Forced Air, Natural Gas

Water: -

Floors: Ceramic Tile, Hardwood, Linoleum, Vinyl Plank

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: Full

LLD: -

Exterior: Brick, Concrete, Mixed, Wood Frame

Zoning: Medium DensityHamlet Resi

Foundation: Poured Concrete

Utilities: -

Features: Granite Counters, Tankless Hot Water, Walk-In Closet(s)

Inclusions: Shed

This beautifully updated 1,683 sq. ft. home offers a renovated kitchen with upgraded appliances, a sunken living room with a cozy wood-burning fireplace, a 2-piece bath, and a large den—perfect for a home gym, office, or both. The main floor also features a spacious family room, providing plenty of room for relaxation and entertainment. Upstairs, you'll find three bedrooms and a full bath, with the primary bedroom offering a walk-in closet and direct access to the bathroom. The fully finished basement adds even more living space, complete with a second kitchen, a 3-piece bath, a large bedroom, and a family room. Situated on a mature, fully landscaped lot, the backyard is partially fenced and offers additional parking for an RV or extra vehicles with convenient alley access. The single attached garage provides direct entry into the home for added convenience. Located in a close range to shops, clinics, the lakefront, splash park, post office, and schools, this home offers both comfort and convenience. Don't miss out on this fantastic opportunity!