

# \$249,000 - 32 Lakeview Crescent, Lac La Biche

MLS® #A2174580

## \$249,000

3 Bedroom, 2.00 Bathroom, 1,480 sqft  
Residential on 0.30 Acres

Lac La Biche, Lac La Biche, Alberta

Great Investment Opportunity - Affordable Property in a Prime Location! This 1480 sq ft home offers 3 bedrooms, 1.5 bathrooms, and a bright, spacious living room. While the home requires some TLC, it provides plenty of potential for renovation and value growth. Enjoy the cozy wood-burning fireplace in the sunroom. The fully finished basement features a family/recreation room and ample storage space. Outside, gather around the firepit in the landscaped, fully fenced backyard – ideal for family gatherings. The property also includes a double attached garage. Located just a short walk from McArthur Park, the children’s spray park, and a sand beach! This home offers both convenience and great investment potential. Selling as-is, where-is.

Built in 1966

## Essential Information

MLS® #	A2174580
Price	\$249,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,480
Acres	0.30
Year Built	1966
Type	Residential



Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	32 Lakeview Crescent
Subdivision	Lac La Biche
City	Lac La Biche
County	Lac La Biche County
Province	Alberta
Postal Code	T0A 2C0

### Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Ceiling Fan(s)
Appliances	Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas, Wood
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Fire Pit, Private Yard, Storage
Lot Description	Back Yard, City Lot, Cleared, Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	October 22nd, 2024
Days on Market	285
Zoning	Low Density Hamlet Reside

**Listing Details**

Listing Office                      People 1st Realty

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