

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

MLS® #A2203214

## \$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® #	A2203214
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 17th, 2025
Days on Market	111
Zoning	Medium Density Hamlet Res

### Listing Details

Listing Office	RE/MAX LA BICHE REALTY
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