

**107 13441 665A Sonny Boulevard
Lac La Biche, Alberta****MLS # A2259843****\$285,000**

Division:	Lac La Biche		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,058 sq.ft.	Age:	1972 (54 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street		
Lot Size:	0.22 Acre		
Lot Feat:	Corner Lot		

Heating:	Forced Air	Water:	Public
Floors:	Laminate	Sewer:	Public Sewer
Roof:	Asphalt	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Mixed	Zoning:	Residential
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: NA

Welcome to Young's Beach ! This affordable 4 bedroom, 2 bathroom home is awaiting your design touches to make it your own. So much has already been done for you! Home features a new furnace, hot water tank, asphalt shingles and windows. The large corner lot is completely fenced, offers a large shed and a deck. Walking distance to boat launch, community park and walking paths that connect you to surrounding neighborhoods and town services. If you are looking to get into the housing market, want to live in a great area and are handy, this home is for you! Call today for your personal viewing of this great home!