

**10314, 101A Avenue
Lac La Biche, Alberta****MLS # A2275035****\$299,500**

Division:	Lac La Biche		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,002 sq.ft.	Age:	1962 (64 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Lawn, Low Maintenance Landscape, Treed		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Laminate, Linoleum	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	Improved Residential
Foundation:	Poured Concrete	Utilities:	Electricity Connected
Features:	See Remarks		

Inclusions: Shed

Discover a fantastic investment opportunity—or an ideal setup for multi-generational living—with this well-maintained home featuring a separate non-legal basement suite that can easily be converted back into a single-family layout if desired. The main floor offers 2 bedrooms and 1 bathroom, with its own front entrance, while the non-legal basement suite mirrors the layout with 2 additional bedrooms and 1 bathroom, complete with a private rear entrance for added privacy. Major home components have been updated, including windows, hot water tank, shingles, and furnace (all in 2017), giving you peace of mind for years to come. The current tenants are happy, reliable, and would love to stay—making this an excellent turnkey rental property. The seller is also open to negotiating improvements should a buyer require them. Outside, enjoy a beautifully kept backyard featuring garden space, perennial beds, a double detached garage, and a good-sized storage shed. There’s plenty of parking in both the front and rear of the property. Be sure to click on the Virtual Tour to explore all the details this home has to offer!