

9614 100 Avenue
Lac La Biche, Alberta

MLS # A2209481



\$385,000

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	Sewer
Roof:	Asphalt	Condo Fee:	-
Basement:	See Remarks	LLD:	-
Exterior:	Vinyl Siding	Zoning:	residential
Foundation:	Poured Concrete, See Remarks	Utilities:	Cable at Lot Line, Electricity, Natural Gas, High Speed Internet
Features:	Closet Organizers, No Animal Home, No Smoking Home, See Remarks, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to this spacious 1745 sq. ft. home in the highly sought-after Crescent Heights subdivision, located in the heart of Lac La Biche. With 4 bedrooms, 4 bathrooms, and a fully finished basement with an ICF foundation, this home offers ample room for growing families. Enjoy the convenience of a walkout basement that leads to a fenced backyard, perfect for outdoor activities. The main floor features a cozy gas fireplace in the living room, while the large deck at the back of the home is ideal for relaxing and entertaining. Stainless steel appliances are included, making the kitchen a dream for cooking and entertaining. The 19x21 heated double garage with floor drain provides year-round comfort and functionality. Don't miss out on this incredible opportunity to own a home in a prime location!