

# \$299,500 - 10314 101a Avenue, Lac La Biche

MLS® #A2181125

**\$299,500**

4 Bedroom, 2.00 Bathroom, 1,002 sqft  
Residential on 0.14 Acres

NONE, Lac La Biche, Alberta

GREAT REVENUE PROPERTY Or MULTI FAMILY HOME! Welcome to this charming property located centrally in Lac La Biche! This unique house offers endless possibilities for investors or those seeking a versatile home. With 4 bedrooms and 2 bathrooms, there is plenty of space for a growing family or the potential for rental income. Step inside and be greeted by a warm and inviting atmosphere. The spacious living areas are perfect for entertaining guests or unwinding after a long day. Nicely landscaped yard, perennial flower beds, a double car garage, and a nice sized garden space in the back including adequate additional parking! Make this your starter home with revenue income, or use it as a revenue property the choice is yours!!! \$299,500.00

Built in 1962

## Essential Information

MLS® #	A2181125
Price	\$299,500
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,002
Acres	0.14
Year Built	1962
Type	Residential
Sub-Type	Detached



Style Bungalow  
Status Active

### Community Information

Address 10314 101a Avenue  
Subdivision NONE  
City Lac La Biche  
County Lac La Biche County  
Province Alberta  
Postal Code T0A2C0

### Amenities

Parking Spaces 6  
Parking Additional Parking, Double Garage Detached, Garage Faces Rear, On Street  
# of Garages 2

### Interior

Interior Features Ceiling Fan(s), Storage  
Appliances Dishwasher, Refrigerator, Stove(s), Washer/Dryer  
Heating Forced Air, Natural Gas  
Cooling None  
Has Basement Yes  
Basement Finished, Full, Suite

### Exterior

Exterior Features Fire Pit, Garden  
Lot Description Back Yard, Few Trees, Lawn, Low Maintenance Landscape  
Roof Asphalt Shingle  
Construction Vinyl Siding, Wood Frame  
Foundation Poured Concrete

### Additional Information

Date Listed November 27th, 2024  
Days on Market 217  
Zoning Improved Residential

### Listing Details

Listing Office RE/MAX LA BICHE REALTY

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