

# \$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 | 104                       |
| Zoning         | Medium Density Hamlet Res |

### Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | RE/MAX LA BICHE REALTY |
|----------------|------------------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.