

\$549,900 - 103 Laura's Spruce Dr, Lac La Biche

MLS® #A2164201

\$549,900

6 Bedroom, 4.00 Bathroom, 1,541 sqft
Residential on 0.53 Acres

N/A, Lac La Biche, Alberta

PRICE IMPROVEMENT! Lac La Biche, Beaver Lake, Holowachuk Estates. 1541 square foot, 6 bedroom, 3.5 bathroom Bungalow located in the coveted subdivision Holowachuk Estates. This beautiful home has all the right features for any family. Huge landscaped 1/2 acre lot with a detached 980 sq/ft heated shop, 180 sq/ft rear deck, stone fire pit area, kids play house and this home backs on to the community Out Door Rink and playground. The front of the home all the way to the shop at the rear of the home has been paved in asphalt for an abundance of parking. Upon entering the home you are presented with a large open living room equipped with gas burning fireplace and high vaulted ceilings. Open to the kitchen and dining area, this home has 4 kitchen appliances, large walk-in pantry, and bi-level island for sitting and enjoying a meal. The main floor laundry, 1/2 bathroom and entrance to the 625 sq/ft attached double car garage is off the dining area. The master bedroom is also on this end of the home with beautiful ensuite equipped with soaker tub, standing glass shower and bright windows with natural light. Down the hallway 2 more large bedrooms and the main 4 piece bathroom. The flooring is hardwood and tile on the main floor and vinyl plank in the fully finished basement. 3 more large bedrooms in the basement, a 3 piece bathroom, and large living area with a second gas burning fireplace. The hot water tank has just been replaced.



Built in 2001

Essential Information

MLS® #	A2164201
Price	\$549,900
Bedrooms	6
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,541
Acres	0.53
Year Built	2001
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	103 Laura's Spruce Dr
Subdivision	N/A
City	Lac La Biche
County	Lac La Biche County
Province	Alberta
Postal Code	T0A 2C0

Amenities

Parking Spaces	10
Parking	Double Garage Attached, Double Garage Detached, Parking Pad
# of Garages	4

Interior

Interior Features	No Smoking Home
Appliances	Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes

Basement	Finished, Full
Exterior	
Exterior Features	None
Lot Description	Landscaped
Roof	Asphalt Shingle
Construction	None
Foundation	Poured Concrete

Additional Information

Date Listed	September 9th, 2024
Days on Market	240
Zoning	Residential

Listing Details

Listing Office	COLDWELL BANKER UNITED
----------------	------------------------



Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.