

# \$339,000 - 10306 104 Ave, Lac La Biche

MLS® #A2206854

**\$339,000**

3 Bedroom, 3.00 Bathroom, 1,583 sqft  
Residential on 0.15 Acres

Lac La Biche, Lac La Biche, Alberta

Are you looking for an affordable charming home on a quiet street? This brick faced 4 level split home has 3 bedrooms and 3 bathrooms with room for your family to grow. It's only a block from the shores of Lac La Biche Lake, and walking distance to amenities!

The front yard is beautiful and easy to maintain with a large decorative paving stone patio, and colorful flower beds. The deck is spacious and offers a great place to entertain, barbeque, and relax! The entrance has handy space for your outdoor gear. The living space is bright and open featuring beautiful bamboo wood flooring, fresh paint, new baseboards, and modern light fixtures. Preparing meals in roomy kitchen will be a delight with its white cabinetry, decorative backsplash, bright counter tops, and kitchen window over the sink. On the lower level you will find a family/theatre room with a brick fireplace, 3 piece bath with laundry machines, bar, potential office or exercise room! There is a surprise bonus room off of this level where an attached garage was converted into a useable space with a double sink, a 2nd refrigerator, with room for furniture. The basement features a cold room for food and extra supplies, a 2nd set of laundry machines, the more storage space! In the back yard you will find a great gardening space, a partial fence, and plenty of parking space on the asphalt driveway, gravel pad, and in the double car garage! The garage is insulated, heated, and is equipped with 2 power doors. Attached the garage is



storage area for gardening tools, as well as a cover space to place other items out of the elements. Call today to book a showing!

Built in 1978

### **Essential Information**

MLS® #	A2206854
Price	\$339,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,583
Acres	0.15
Year Built	1978
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

### **Community Information**

Address	10306 104 Ave
Subdivision	Lac La Biche
City	Lac La Biche
County	Lac La Biche County
Province	Alberta
Postal Code	T0A 2C0

### **Amenities**

Parking Spaces	4
Parking	Off Street, Parking Pad

### **Interior**

Interior Features	No Animal Home, No Smoking Home, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Freezer, Refrigerator, Stove(s), Washer
Heating	Fireplace(s), Forced Air
Cooling	Window Unit(s)

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	None
Lot Description	Low Maintenance Landscape, See Remarks
Roof	Asphalt Shingle
Construction	Brick
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 29th, 2025
Days on Market	4
Zoning	Medium Density Hamlet Res

### **Listing Details**

Listing Office	RE/MAX LA BICHE REALTY
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