



**10202, 94 Avenue Avenue , Lac La Biche, Alberta - \$265,000**



Main Photo

## Property Description

Affordable bi-level home in Lac La Biche! This functional property offers convenience with its close proximity to schools, the college, hospital, and downtown amenities. The main floor welcomes you with a bright living room featuring a vaulted, wood-finished ceiling and large windows that fill the space with natural light. Upstairs you'll find 3 bedrooms and a spacious 4-piece bathroom with tub/shower. The basement includes 3 additional bedrooms, a bathroom with a stand-up shower, and partially finished rooms that provide flexibility—perfect for customizing to your needs or creating a revenue suite. Outside, enjoy a fenced backyard complete with a cement patio, two storage sheds, garden space, fruit trees, and a fire pit—ideal for outdoor living. The attached single-car garage offers both a man door to the patio and a



bay door leading to the cement driveway. Convenient sidewalks with street lighting connect you to downtown, playgrounds, and more. Recent updates include shingles (2021) and landscaping.

**REALTOR Referral**

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