

# \$259,000 - 10303 101 St Street, Lac La Biche

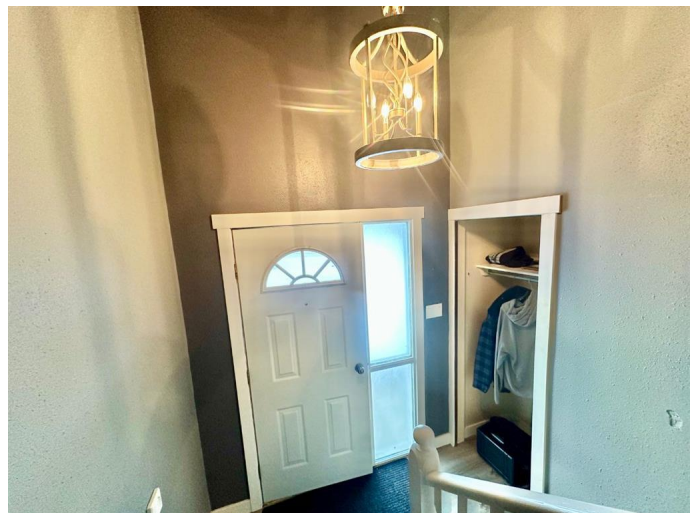
MLS® #A2188925

## \$259,000

3 Bedroom, 3.00 Bathroom, 1,116 sqft  
Residential on 0.15 Acres

Lac La Biche, Lac La Biche, Alberta

This 1,116 sq ft bungalow, built in 1975, offers a beautifully updated main floor while providing exciting potential in the basement. The modernized main level features three bedrooms, including a master with a 2-pc ensuite. A 4-pc bathroom in the hallway completes the upstairs, making it perfect for family living. The basement, while functional, is in need of some work and could be transformed into a more modern space, presenting an opportunity for a buyer with vision. There's also a second 4-pc bathroom, though it's not fully finished—currently, the shower is not functioning. Located on a quiet corner lot, this home is just a short 2-minute walk to the lake, and within walking distance of key amenities, including a grocery store and post office. It's also far enough from the main street to offer peace and privacy. The yard is a lovely mix of trees, including a cherry tree, saskatoon and haskap berries, and perennials, as well as wooden walkways that complement the natural landscaping. Recent updates to the exterior include fresh paint and new shingles. Priced at \$269,000, this home combines modern comfort with room for creativity—ideal for those looking to make it their own while enjoying a convenient location close to nature.



Built in 1975

## Essential Information

MLS® #	A2188925
Price	\$259,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,116
Acres	0.15
Year Built	1975
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	10303 101 St Street
Subdivision	Lac La Biche
City	Lac La Biche
County	Lac La Biche County
Province	Alberta
Postal Code	T0A 2C0

### **Amenities**

Parking Spaces	3
Parking	Off Street, Parking Pad

### **Interior**

Interior Features	No Animal Home, No Smoking Home
Appliances	Dishwasher, Dryer, Gas Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior Features	Garden
Lot Description	Corner Lot, Few Trees, Lawn, Low Maintenance Landscape
Roof	Asphalt Shingle

Construction	Concrete
Foundation	Poured Concrete

### **Additional Information**

Date Listed	January 20th, 2025
Days on Market	168
Zoning	MEDIUM DENSITY HAMLET RES

### **Listing Details**

Listing Office	RE/MAX LA BICHE REALTY
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