

# \$323,000 - 10008 A 102 Avenue, Lac La Biche

MLS® #A2225264

**\$323,000**

4 Bedroom, 3.00 Bathroom, 1,189 sqft

Residential on 0.07 Acres

Lac La Biche, Lac La Biche, Alberta

This affordable, modern half-duplex is a must-see! Perfectly situated in the heart of downtown, it's just steps away from shops, the lake, McArthur Place Park, and well maintained, this home offers exceptional value with stylish finishes, a smart layout and has air conditioning!

The low-maintenance yard features mature trees, rock landscaping, and an easy-care garden. Enjoy outdoor living with a cozy covered front deck and a spacious back deck—ideal for summer BBQs or relaxing while watching kids and pets play in the fully fenced backyard. Ample parking is available with stalls in the rear and street parking up front.

Inside, you'll love the open-concept main floor with modern laminate flooring, granite countertops, neutral paint tones, pendant and recessed lighting, wall mount tv and a sleek electric fireplace. The home offers 4 bedrooms , 2 full bathrooms and half bathroom. The 2nd floor includes: the master bedroom with a spacious with walk-in closet and private ensuite, two more bedrooms, a full bath, and convenient stacked laundry.

The finished basement offers a spacious family with electric wall fireplace and wall mounted tv, a bedroom, and a quiet office space. Thoughtful extras include closet space at both entrances, quality kitchen cabinetry,



hall storage, and even outdoor storage under the deck for bikes, tools, and toys.

This beautifully well situated home would be available for possession in August. Book you viewing today.

Built in 2017

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2225264               |
| Price          | \$323,000              |
| Bedrooms       | 4                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,189                  |
| Acres          | 0.07                   |
| Year Built     | 2017                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 10008 A 102 Avenue  |
| Subdivision | Lac La Biche        |
| City        | Lac La Biche        |
| County      | Lac La Biche County |
| Province    | Alberta             |
| Postal Code | T0A 2C0             |

### Amenities

|                |             |
|----------------|-------------|
| Parking Spaces | 3           |
| Parking        | Parking Pad |

### Interior

|                   |                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------|
| Interior Features | Granite Counters, No Animal Home, No Smoking Home, Vinyl Windows, Walk-In Closet(s), Recessed Lighting |
|-------------------|--------------------------------------------------------------------------------------------------------|

|                 |                                       |
|-----------------|---------------------------------------|
| Appliances      | Dishwasher, Microwave, Refrigerator   |
| Heating         | Fireplace(s), Forced Air, Natural Gas |
| Cooling         | Central Air                           |
| Fireplace       | Yes                                   |
| # of Fireplaces | 1                                     |
| Fireplaces      | Electric                              |
| Has Basement    | Yes                                   |
| Basement        | Finished, Full                        |

## Exterior

|                   |                                                                                                                           |
|-------------------|---------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | None                                                                                                                      |
| Lot Description   | Back Lane, Back Yard, City Lot, Front Yard, Landscaped, Lawn, Rectangular Lot, Cleared, Few Trees, Reverse Pie Shaped Lot |
| Roof              | Asphalt Shingle                                                                                                           |
| Construction      | Concrete, Vinyl Siding, Wood Frame, ICFs (Insulated Concrete Forms)                                                       |
| Foundation        | Other                                                                                                                     |

## Additional Information

|                |                           |
|----------------|---------------------------|
| Date Listed    | May 27th, 2025            |
| Days on Market | 77                        |
| Zoning         | Medium Density Hamlet Res |

## Listing Details

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

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