

# **\$307,000 - 10008 102 Avenue, Lac La Biche**

---

MLS® #A2225270

## **\$307,000**

3 Bedroom, 3.00 Bathroom, 1,280 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 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, neutral paint tones, pendant and recessed lighting, wall mount tv and a sleek electric fireplace. The home offers 3 bedrooms, including a spacious master bedroom with walk-in closet and private ensuite. Upstairs also features two more bedrooms, a full bath, and convenient stacked laundry.

The unfinished basement gives you the option of designing a layout to suit your lifestyle. 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® #	A2225270
Price	\$307,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,280
Acres	0.07
Year Built	2017
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	10008 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, Recessed Lighting, Vinyl Windows, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer Stacked



Heating	Electric, 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, Cleared, Few Trees, Front Yard, Landscaped, Lawn, Rectangular Lot, Reverse Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Concrete, ICFs (Insulated Concrete Forms), Vinyl Siding, Wood Frame
Foundation	ICF Block

## Additional Information

Date Listed	May 27th, 2025
Days on Market	12
Zoning	Medium Density Hamlet Res

## Listing Details

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

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