

# \$399,000 - 10024 103 Ave, Lac La Biche

MLS® #A2263333

## \$399,000

4 Bedroom, 3.00 Bathroom, 1,540 sqft  
Residential on 1.61 Acres

Lac La Biche, Lac La Biche, Alberta

Welcome to this beautiful family home located in the heart of Lac La Biche! This spacious 4 bedrooms, 4 bathrooms home is perfect for families of all sizes. Just over 2800 sq ft of living area gives you the space you need to grow and thrive. As you enter the open concept layout, and the natural light that floods in through the large bay windows. Enjoy the wood burning fireplace as it creates a warm and inviting atmosphere. The finished basement is nicely set up with an open design living/dining area, spacious kitchen with wooden cabinets and 2 bedrooms/2 baths, and private entrance. The large deck is perfect for BBQs and entertaining guests, and you can't beat the double garage for all the extra's. The location of this home couldn't be more ideal, with its close proximity to all amenities, this home is also right beautiful Lac La Biche Lake, McArthur Spray Park and Beach! Take advantage of this excellent location

Built in 1994

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2263333  |
| Price          | \$399,000 |
| Bedrooms       | 4         |
| Bathrooms      | 3.00      |
| Full Baths     | 3         |
| Square Footage | 1,540     |
| Acres          | 1.61      |



|            |             |
|------------|-------------|
| Year Built | 1994        |
| Type       | Residential |
| Sub-Type   | Detached    |
| Style      | Bungalow    |
| Status     | Active      |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 10024 103 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        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                |
|-------------------|------------------------------------------------|
| Interior Features | Ceiling Fan(s), Kitchen Island, Open Floorplan |
| Appliances        | Electric Stove, Refrigerator, Washer/Dryer     |
| Heating           | Boiler, Fireplace(s), Forced Air               |
| Cooling           | None                                           |
| Fireplace         | Yes                                            |
| # of Fireplaces   | 1                                              |
| Fireplaces        | Living Room, Wood Burning                      |
| Has Basement      | Yes                                            |
| Basement          | Full                                           |

### Exterior

|                   |                                               |
|-------------------|-----------------------------------------------|
| Exterior Features | Private Entrance, Private Yard                |
| Lot Description   | Fruit Trees/Shrub(s), Landscaped, Lawn, Level |
| Roof              | Asphalt Shingle                               |
| Construction      | Concrete, Vinyl Siding, Wood Frame            |
| Foundation        | Poured Concrete                               |

### Additional Information

|             |                    |
|-------------|--------------------|
| Date Listed | October 28th, 2025 |
|-------------|--------------------|

|                |                           |
|----------------|---------------------------|
| Days on Market | 6                         |
| Zoning         | Medium Density Hamlet Res |

### **Listing Details**

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

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