

# \$249,000 - 32 Lakeview Crescent, Lac La Biche

MLS® #A2174580

## \$249,000

3 Bedroom, 2.00 Bathroom, 1,480 sqft

Residential on 0.30 Acres

Lac La Biche, Lac La Biche, Alberta

Great Investment Opportunity - Affordable Property in a Prime Location! This 1480 sq ft home offers 3 bedrooms, 1.5 bathrooms, and a bright, spacious living room. While the home requires some TLC, it provides plenty of potential for renovation and value growth. Enjoy the cozy wood-burning fireplace in the sunroom. The fully finished basement features a family/recreation room and ample storage space. Outside, gather around the firepit in the landscaped, fully fenced backyard – ideal for family gatherings. The property also includes a double attached garage. Located just a short walk from McArthur Park, the children’s spray park, and a sand beach! This home offers both convenience and great investment potential. Selling as-is, where-is.

Built in 1966

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2174580    |
| Price          | \$249,000   |
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 1           |
| Half Baths     | 1           |
| Square Footage | 1,480       |
| Acres          | 0.30        |
| Year Built     | 1966        |
| Type           | Residential |



|          |          |
|----------|----------|
| Sub-Type | Detached |
| Style    | Bungalow |
| Status   | Active   |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 32 Lakeview Crescent |
| 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)                       |
| Appliances        | Refrigerator, Stove(s), Washer/Dryer |
| Heating           | Forced Air, Natural Gas, Wood        |
| Cooling           | None                                 |
| Fireplace         | Yes                                  |
| # of Fireplaces   | 1                                    |
| Fireplaces        | Wood Burning                         |
| Has Basement      | Yes                                  |
| Basement          | Finished, Full                       |

### Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Fire Pit, Private Yard, Storage          |
| Lot Description   | Back Yard, City Lot, Cleared, Landscaped |
| Roof              | Asphalt Shingle                          |
| Construction      | Vinyl Siding                             |
| Foundation        | Poured Concrete                          |

### Additional Information

|                |                           |
|----------------|---------------------------|
| Date Listed    | October 22nd, 2024        |
| Days on Market | 240                       |
| Zoning         | Low Density Hamlet Reside |

**Listing Details**

Listing Office                      People 1st Realty

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