

# \$325,000 - 10208 92 Avenue, Lac La Biche

MLS® #A2224812

## \$325,000

4 Bedroom, 2.00 Bathroom, 1,103 sqft

Residential on 0.17 Acres

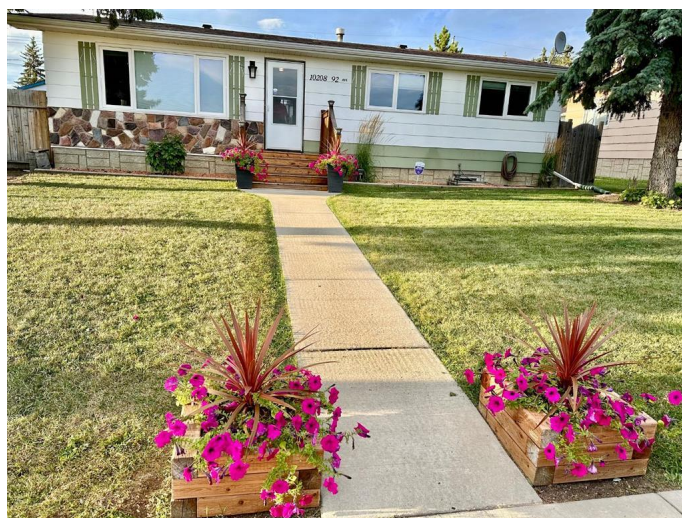
Lac La Biche, Lac La Biche, Alberta

Perfect Starter Home. Move In Ready! This beautifully renovated 4-bedroom, 2-bath home is packed with updates and charm. Enjoy peace of mind with a new roof, windows, custom blinds, furnace, flooring, paint, kitchen, and bathrooms. Get ready to relax, everything has been done for you! Large living room offers beautiful views of the night skies, and the cozy warmth of a beautiful wood stove. The spacious master bedroom opens to a fantastic 3-season sunroom, perfect for relaxing with your morning coffee or evening wine. Step outside to a large deck featuring a built-in BBQ nook, surrounded by mature landscaping on a quiet cul-de-sac. The double detached garage offers ample space for parking or projects. All this in a family-friendly location close to parks and schools, donâ€™t miss out!

Built in 1976

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2224812  |
| Price          | \$325,000 |
| Bedrooms       | 4         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,103     |
| Acres          | 0.17      |
| Year Built     | 1976      |



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

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 10208 92 Avenue     |
| Subdivision | Lac La Biche        |
| City        | Lac La Biche        |
| County      | Lac La Biche County |
| Province    | Alberta             |
| Postal Code | T0A2C0              |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 5                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Ceiling Fan(s), Kitchen Island   |
| Appliances        | Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator |
| Heating           | Forced Air   |
| Cooling           | None   |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Wood Burning Stove   |
| Has Basement      | Yes  |
| Basement          | Finished, Full   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior Features | Garden, Private Yard                      |
| Lot Description   | Back Lane, Cul-De-Sac, Garden, Landscaped |
| Roof              | Asphalt Shingle                           |
| Construction      | Mixed                                     |
| Foundation        | Poured Concrete                           |

### Additional Information

|             |                |
|-------------|----------------|
| Date Listed | May 27th, 2025 |
|-------------|----------------|

|                |             |
|----------------|-------------|
| Days on Market | 30          |
| Zoning         | Residential |

## **Listing Details**

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

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