\$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 â€" 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.



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 243

Zoning Low Density Hamlet Reside

Listing Details

Listing Office People 1st Realty

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