

# \$323,000 - 10008 A 102 Avenue, Lac La Biche

MLS® #A2225264

**\$323,000**

4 Bedroom, 3.00 Bathroom, 1,189 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 has 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, granite countertops, neutral paint tones, pendant and recessed lighting, wall mount tv and a sleek electric fireplace. The home offers 4 bedrooms , 2 full bathrooms and half bathroom. The 2nd floor includes: the master bedroom with a spacious with walk-in closet and private ensuite, two more bedrooms, a full bath, and convenient stacked laundry.

The finished basement offers a spacious family with electric wall fireplace and wall mounted tv, a bedroom, and a quiet office space. 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® #	A2225264
Price	\$323,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,189
Acres	0.07
Year Built	2017
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	10008 A 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, Vinyl Windows, Walk-In Closet(s), Recessed Lighting
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Appliances	Dishwasher, Microwave, Refrigerator
Heating	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, Front Yard, Landscaped, Lawn, Rectangular Lot, Cleared, Few Trees, Reverse Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame, ICFs (Insulated Concrete Forms)
Foundation	Other

## Additional Information

Date Listed	May 27th, 2025
Days on Market	69
Zoning	Medium Density Hamlet Res

## Listing Details

Listing Office	RE/MAX LA BICHE REALTY
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