

# \$329,000 - 10016 102 Avenue, Lac La Biche

MLS® #A2194599

**\$329,000**

4 Bedroom, 3.00 Bathroom, 1,683 sqft

Residential on 0.14 Acres

Lac La Biche, Lac La Biche, Alberta

This beautifully updated 1,683 sq. ft. home offers a renovated kitchen with upgraded appliances, a sunken living room with a cozy wood-burning fireplace, a 2-piece bath, and a large den—perfect for a home gym, office, or both. The main floor also features a spacious family room, providing plenty of room for relaxation and entertainment. Upstairs, you’ll find three bedrooms and a full bath, with the primary bedroom offering a walk-in closet and direct access to the bathroom. The fully finished basement adds even more living space, complete with a second kitchen, a 3-piece bath, a large bedroom, and a family room. Situated on a mature, fully landscaped lot, the backyard is partially fenced and offers additional parking for an RV or extra vehicles with convenient alley access. The single attached garage provides direct entry into the home for added convenience. Located in a close range to shops, clinics, the lakefront, splash park, post office, and schools, this home offers both comfort and convenience. Don't miss out on this fantastic opportunity!

Built in 1976

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2194599  |
| Price     | \$329,000 |
| Bedrooms  | 4         |
| Bathrooms | 3.00      |



|                |             |
|----------------|-------------|
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,683       |
| Acres          | 0.14        |
| Year Built     | 1976        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 10016 102 Avenue    |
| Subdivision | Lac La Biche        |
| City        | Lac La Biche        |
| County      | Lac La Biche County |
| Province    | Alberta             |
| Postal Code | T0A 2C0             |

### Amenities

|                |                                     |
|----------------|-------------------------------------|
| Parking Spaces | 4                                   |
| Parking        | Parking Pad, Single Garage Attached |
| # of Garages   | 1                                   |

### Interior

|                   |                                                         |
|-------------------|---------------------------------------------------------|
| Interior Features | Granite Counters, Tankless Hot Water, Walk-In Closet(s) |
| Appliances        | Dishwasher, Electric Stove, Refrigerator, Washer/Dryer  |
| Heating           | Fireplace(s), Forced Air, Natural Gas                   |
| Cooling           | None                                                    |
| Fireplace         | Yes                                                     |
| # of Fireplaces   | 1                                                       |
| Fireplaces        | Wood Burning                                            |
| Has Basement      | Yes                                                     |
| Basement          | Finished, Full, Suite                                   |

### Exterior

|                   |                                    |
|-------------------|------------------------------------|
| Exterior Features | Other                              |
| Lot Description   | Back Lane, Lawn                    |
| Roof              | Asphalt Shingle                    |
| Construction      | Brick, Concrete, Mixed, Wood Frame |

Foundation                Poured Concrete

**Additional Information**

Date Listed                February 13th, 2025  
Days on Market            234  
Zoning                      Medium DensityHamlet Resi

**Listing Details**

Listing Office              RE/MAX LA BICHE REALTY

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