

# \$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	265
Zoning	Low Density Hamlet Reside

**Listing Details**

Listing Office                People 1st Realty

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.