

# \$199,000 - 39 Lakeview Crescent, Lac La Biche

MLS® #A2237617

**\$199,000**

3 Bedroom, 2.00 Bathroom, 1,056 sqft

Residential on 0.14 Acres

NONE, Lac La Biche, Alberta

GREAT LOCATION-GREAT PRICE!!!! Cozy 3 bedroom, 2 bath home in a great location, just a short walk to the spray park, and Lac La Biche Lake. This property is perfect for those willing to invest some time and TLC. Home features a newer roof, water on demand, air-conditioning, and a wood stove. Inside you will find a bright eat in kitchen, wood burning stove in the living room for those chilly nights. 2 bedrooms on the main floor and an additional nook in the front entrance which you could use as a sitting room, or office. It has a 20' x 8' covered patio, to enjoy privacy, and comfort. Basement is partially finished with 1 bedroom and 3-piece bath. Outside you will find a single garage, parking pad, and a 8 x 8 garden shed for all your storage needs! Yard is fully fenced to give you extra privacy! This property is priced to reflect work needed. This is a fantastic opportunity to customize a property in a great neighborhood! \$199,000.00

Built in 1968

## Essential Information

MLS® #	A2237617
Price	\$199,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,056
Acres	0.14



Year Built	1968
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	39 Lakeview Crescent
Subdivision	NONE
City	Lac La Biche
County	Lac La Biche County
Province	Alberta
Postal Code	T0A 2C0

### Amenities

Parking Spaces	4
Parking	Off Street, Parking Pad, Single Garage Detached
# of Garages	1

### Interior

Interior Features	Ceiling Fan(s), See Remarks, Storage, Sump Pump(s), Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Range, Range Hood, Refrigerator, Washer
Heating	Forced Air, Natural Gas, Wood, Wood Stove
Cooling	Central Air
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior Features	Private Entrance, Private Yard, Storage
Lot Description	Back Lane, Back Yard, Few Trees, Front Yard, Lawn, Private
Roof	Asphalt Shingle
Construction	Concrete
Foundation	Poured Concrete

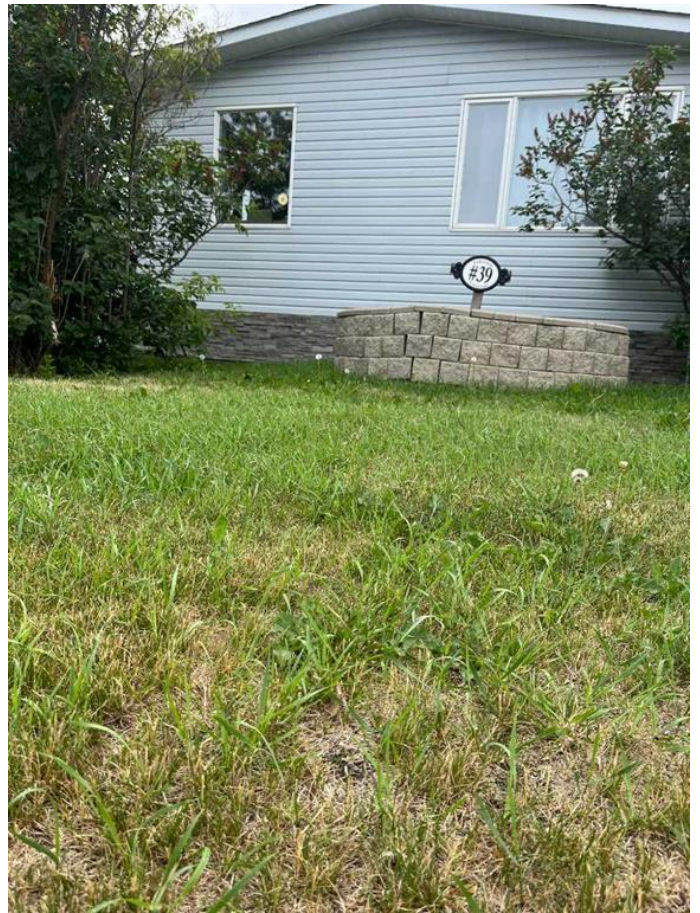
### Additional Information

Date Listed	July 7th, 2025
Days on Market	8

Zoning low density

## **Listing Details**

Listing Office RE/MAX LA BICHE REALTY



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