



**9614 100 Avenue**  
**Lac La Biche, Alberta**

**MLS # A2209481**



**\$385,000**

<b>Division:</b>	Lac La Biche		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,745 sq.ft.	<b>Age:</b>	2014 (11 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Gravel Driveway, Heated Garage, Insulated		
<b>Lot Size:</b>	0.19 Acre		
<b>Lot Feat:</b>	Irregular Lot, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	Sewer
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	See Remarks	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	residential
<b>Foundation:</b>	Poured Concrete, See Remarks	<b>Utilities:</b>	Cable at Lot Line, Electricity, Natural Gas, High Speed
<b>Features:</b>	Closet Organizers, No Animal Home, No Smoking Home, See Remarks, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Welcome to this spacious 1745 sq. ft. home in the highly sought-after Crescent Heights subdivision, located in the heart of Lac La Biche. With 4 bedrooms, 4 bathrooms, and a fully finished basement with an ICF foundation, this home offers ample room for growing families. Enjoy the convenience of a walkout basement that leads to a fenced backyard, perfect for outdoor activities. The main floor features a cozy gas fireplace in the living room, while the large deck at the back of the home is ideal for relaxing and entertaining. Stainless steel appliances are included, making the kitchen a dream for cooking and entertaining. The 19x21 heated double garage with floor drain provides year-round comfort and functionality. Don't miss out on this incredible opportunity to own a home in a prime location!