

# **\$279,900 - #158 15249 Twp Rd 665a Missawawi Estates Phase II, Lac La Biche**

---

MLS® #A2139932

**\$279,900**

4 Bedroom, 2.00 Bathroom, 1,367 sqft  
Residential on 0.56 Acres

NONE, Lac La Biche, Alberta

Seller is offering a \$5000.00 Cash Back Incentive at Time of Closing for any Improvements! This Property is a Steal! The Seller is Highly Motivated! Entering this home from the front entrance you will be invited into the cozy living room with gas fireplace, a bright eat in kitchen offers cherry cabinets with plenty of room to dine. The main floor of the home features, ample storage, a laundry room , 2 generous sized bedrooms both with walk in closets, 2 full bathrooms including the Master En-Suite with jetted tub. The lower level has 2 additional bedrooms in a partially finished basement. Brand new Washer, Dryer, Dishwasher and overhead microwave just installed. Great Family Home in a Safe and Friendly Neighborhood with tones of outdoor activities at your finger tips. From the community park to interacting with the abundance of wildlife attracted to the nearby lake and the many ATV trails in the area your sure to find countless outdoor entertainment year round! Located only 13 km from Lac La Biche by paved county roads. Most furnishings are negotiable making this great property move in ready! Call for your personal viewing today!

Built in 2006

## **Essential Information**



MLS® #	A2139932
Price	\$279,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,367
Acres	0.56
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### Community Information

Address	#158 15249 Twp Rd 665a Missawawi Estates Phase li
Subdivision	NONE
City	Lac La Biche
County	Lac La Biche County
Province	Alberta
Postal Code	T0A 2C0

### Amenities

Parking Spaces	1
Parking	Parking Pad

### Interior

Interior Features	Ceiling Fan(s), Jetted Tub, Laminate Counters, Storage, Walk-In Closet(s)
Appliances	Refrigerator, Stove(s)
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior Features	Private Yard, Fire Pit
-------------------	------------------------

Lot Description	Backs on to Park/Green Space
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

**Additional Information**

Date Listed	June 10th, 2024
Days on Market	372
Zoning	CR

**Listing Details**

Listing Office	RE/MAX LA BICHE REALTY
----------------	------------------------



Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. 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.