

# \$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                192  
Zoning                              Medium DensityHamlet Resi

**Listing Details**

Listing Office                    RE/MAX LA BICHE REALTY

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