

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

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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 | 325             |
| Zoning         | CR              |

**Listing Details**

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



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