

\$269,000 - 10303 101 St Street, Lac La Biche

MLS® #A2188925

\$269,000

3 Bedroom, 3.00 Bathroom, 1,116 sqft
Residential on 0.15 Acres

Lac La Biche, Lac La Biche, Alberta

This 1,116 sq ft bungalow, built in 1975, offers a beautifully updated main floor while providing exciting potential in the basement. The modernized main level features three bedrooms, including a master with a 2-pc ensuite. A 4-pc bathroom in the hallway completes the upstairs, making it perfect for family living. The basement, while functional, is in need of some work and could be transformed into a more modern space, presenting an opportunity for a buyer with vision. There's also a second 4-pc bathroom, though it's not fully finished—currently, the shower is not functioning. Located on a quiet corner lot, this home is just a short 2-minute walk to the lake, and within walking distance of key amenities, including a grocery store and post office. It's also far enough from the main street to offer peace and privacy. The yard is a lovely mix of trees, including a cherry tree, saskatoon and haskap berries, and perennials, as well as wooden walkways that complement the natural landscaping. Recent updates to the exterior include fresh paint and new shingles. Priced at \$269,000, this home combines modern comfort with room for creativity—ideal for those looking to make it their own while enjoying a convenient location close to nature.

Built in 1975

Essential Information



| | |
|----------------|-------------|
| MLS® # | A2188925 |
| Price | \$269,000 |
| Bedrooms | 3 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,116 |
| Acres | 0.15 |
| Year Built | 1975 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|---------------------|
| Address | 10303 101 St Street |
| Subdivision | Lac La Biche |
| City | Lac La Biche |
| County | Lac La Biche County |
| Province | Alberta |
| Postal Code | T0A 2C0 |

Amenities

| | |
|----------------|-------------------------|
| Parking Spaces | 3 |
| Parking | Off Street, Parking Pad |

Interior

| | |
|-------------------|--|
| Interior Features | No Animal Home, No Smoking Home |
| Appliances | Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Washer, Gas Stove |
| Heating | Forced Air |
| Cooling | None |
| Has Basement | Yes |
| Basement | Full, Partially Finished |

Exterior

| | |
|-------------------|--|
| Exterior Features | Garden |
| Lot Description | Corner Lot, Lawn, Few Trees, Low Maintenance Landscape |
| Roof | Asphalt Shingle |

| | |
|--------------|-----------------|
| Construction | Concrete |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|---------------------------|
| Date Listed | January 20th, 2025 |
| Days on Market | 91 |
| Zoning | MEDIUM DENSITY HAMLET RES |

Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.