

\$450,000 - 95 Lakeview Crescent, Lac La Biche

MLS® #A2096637

\$450,000

4 Bedroom, 2.00 Bathroom, 1,432 sqft

Residential on 0.40 Acres

Lac La Biche, Lac La Biche, Alberta

A Must See Custom Built Lakefront Home in town. This hidden Gem is located in a well established neighborhood that offers peace and privacy. Entering the home is a large foyer that leads into a comfortable living room with expansive views of the lake and a two sided brick fireplace open to the dining area and kitchen. Large sliding doors open to a sizeable deck that takes in the views of the mature landscaped double lot and of course the lake which is easily accessible down to the white sand beach. The spacious primary bedroom also offers a fantastic view, an en suite and a walk in closet. There are two additional bedrooms on this level and for your convenience, a main floor laundry and a heated double attached garage. The fireplace extends to the walk out lower level which offers a family room, a recreation area with access to a screened in patio, 2 bedrooms, a full bath with cedar sauna, and a cold storage room. Recent upgrades include painting of main level and several new windows. This is a very clean and well maintained home nestled up to the shores of Lac La Biche lake. It offers year round outdoor activities, premier Walleye fishing, boating, skiing, skating and sledding. Access to the walking trails, one block from the splash park and McArthur park, 5 minutes to the Lac La Biche Golf and Country Club and minutes to all other amenities in town. This property is priced well below appraised value and is suitable for full time, recreational, possibly an air BNB or an investment property.



Call and View Today!

Built in 1974

Essential Information

MLS® #	A2096637
Price	\$450,000
Sold Price	\$447,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,432
Acres	0.40
Year Built	1974
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	95 Lakeview Crescent
Subdivision	Lac La Biche
City	Lac La Biche
County	Lac La Biche County
Province	Alberta
Postal Code	T0A2C0

Amenities

Parking Spaces	2
Parking	Double Garage Attached
Is Waterfront	Yes

Interior

Interior Features	Beamed Ceilings, Ceiling Fan(s), High Ceilings, No Animal Home, No Smoking Home, See Remarks, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dryer, Garage Control(s), Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas, Wood
Cooling	None

Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Gas, Living Room, Sealed Combustion, Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony, Private Yard
Lot Description	Cul-De-Sac, Lake, Lawn, Landscaped, Private, See Remarks, Views, Waterfront
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	December 5th, 2023
Date Sold	February 5th, 2024
Days on Market	62
Zoning	Improved Residential
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX LA BICHE REALTY
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