

\$649,000 - 115 Lakeview Crescent, Lac La Biche

MLS® #A2137659

\$649,000

3 Bedroom, 4.00 Bathroom, 2,050 sqft

Residential on 0.39 Acres

Lac La Biche, Lac La Biche, Alberta

Lakefront, Luxury and Location! This very bright and spacious Story and a Half, 3 bedroom, 3 and a 1/2 bath home, plus office, plus den has been transformed and shows as new. The list is extensive of newer upgrades, to name a few, a very tastefully renovated kitchen, renovated bathrooms, new flooring throughout, baseboards, paint, light fixtures, appliances, front door, all main floor windows including installing floor to ceiling windows and French doors in the family room that leads to the newer deck over looking the breath taking views of the lake and also houses a beautiful Manitoba Tindle stone fireplace that has been converted to gas for your convenience, a garden window in the kitchen, 2 furnaces, 2 humidifiers, hot water tank, wrap around insulation, siding, front brick replacement and shingles. The main floor of the home features a front living room, open concept kitchen dining and living room, a half bath, office and main floor laundry adjacent to the double attached garage. The upper level has 3 bedrooms including the master with large En-suite and walk in closet and also a full 4 piece main bathroom. The basement offers another family area, den/craft room, full bathroom with Jacuzzi tub and a dedicated oversized storage room. A rare lot and a 1/2 find being one of only a handful of properties that are located right on the shores of Lac La Biche Lake in a mature in town neighborhood. It offers year round outdoor activities with premier walleye fishing, boating, skiing,



skating and sledding. Access to walking trails, one block from splash park, McArthur Park , 5 minutes to Lac La Biche Golf and Country Club and minutes to all other in town amenities. This home will not disappoint! Nothing needed except new owners to enjoy!

Built in 1975

Essential Information

MLS® #	A2137659
Price	\$649,000
Sold Price	\$620,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,050
Acres	0.39
Year Built	1975
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Sold

Community Information

Address	115 Lakeview Crescent
Subdivision	Lac La Biche
City	Lac La Biche
County	Lac La Biche County
Province	Alberta
Postal Code	T0A 2C0

Amenities

Parking Spaces	2
Parking	Double Garage Attached
Is Waterfront	Yes
Waterfront	See Remarks, Lake Access, Lake Front, Lake Privileges, Waterfront

Interior

Interior Features	Ceiling Fan(s), Central Vacuum, French Door, Open Floorplan, See Remarks, Storage, Tile Counters, Vinyl Windows, Walk-In Closet(s)
Appliances	Built-In Oven, Dishwasher, Electric Cooktop, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas Log, See Remarks
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
Lot Description	Cul-De-Sac, Lake, Lawn, Level, Street Lighting, See Remarks, Views, Waterfront
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	June 3rd, 2024
Date Sold	June 25th, 2024
Days on Market	22
Zoning	Low Density Hamlet Reside
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX LA BICHE REALTY
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