

\$323,000 - 10008 A 102 Avenue, Lac La Biche

MLS® #A2225264

\$323,000

4 Bedroom, 3.00 Bathroom, 1,189 sqft

Residential on 0.07 Acres

Lac La Biche, Lac La Biche, Alberta

This affordable, modern half-duplex is a must-see! Perfectly situated in the heart of downtown, it's just steps away from shops, the lake, McArthur Place Park, and well maintained, this home offers exceptional value with stylish finishes, a smart layout and has air conditioning!

The low-maintenance yard features mature trees, rock landscaping, and an easy-care garden. Enjoy outdoor living with a cozy covered front deck and a spacious back deck—ideal for summer BBQs or relaxing while watching kids and pets play in the fully fenced backyard. Ample parking is available with stalls in the rear and street parking up front.

Inside, you'll love the open-concept main floor with modern laminate flooring, granite countertops, neutral paint tones, pendant and recessed lighting, wall mount tv and a sleek electric fireplace. The home offers 4 bedrooms , 2 full bathrooms and half bathroom. The 2nd floor includes: the master bedroom with a spacious with walk-in closet and private ensuite, two more bedrooms, a full bath, and convenient stacked laundry.

The finished basement offers a spacious family with electric wall fireplace and wall mounted tv, a bedroom, and a quiet office space. Thoughtful extras include closet space at both entrances, quality kitchen cabinetry,



hall storage, and even outdoor storage under the deck for bikes, tools, and toys.

This beautifully well situated home would be available for possession in August. Book you viewing today.

Built in 2017

Essential Information

MLS® #	A2225264
Price	\$323,000
Sold Price	\$315,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,189
Acres	0.07
Year Built	2017
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	10008 A 102 Avenue
Subdivision	Lac La Biche
City	Lac La Biche
County	Lac La Biche County
Province	Alberta
Postal Code	T0A 2C0

Amenities

Parking Spaces	3
Parking	Parking Pad

Interior

Interior Features	No Animal Home, No Smoking Home, Granite Counters, Vinyl Windows,
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Appliances	Recessed Lighting, Walk-In C
Heating	Dishwasher, Refrigerator, Mic
Cooling	Forced Air, Natural Gas, Elec
Fireplace	Central Air
# of Fireplaces	Yes
Fireplaces	1
Has Basement	Electric
Basement	Yes
	Full, Finished



Exterior

Exterior Features	None
Lot Description	Few Trees, Landscaped, Lawn, Rectangular Lot, Back Lane, Back Yard, City Lot, Cleared, Front Yard, Reverse Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, ICFs (Insulated Concrete Forms), Wood Frame
Foundation	Other

Additional Information

Date Listed	May 27th, 2025
Date Sold	August 15th, 2025
Days on Market	79
Zoning	Medium Density Hamlet Res
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX LA BICHE REALTY
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