

# **\$549,900 - 103 Laura's Spruce Dr, Lac La Biche**

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MLS® #A2164201

**\$549,900**

6 Bedroom, 4.00 Bathroom, 1,541 sqft  
Residential on 0.53 Acres

N/A, Lac La Biche, Alberta

**PRICE IMPROVEMENT!** Lac La Biche, Beaver Lake, Holowachuk Estates. 1541 square foot, 6 bedroom, 3.5 bathroom Bungalow located in the coveted subdivision Holowachuk Estates. This beautiful home has all the right features for any family. Huge landscaped 1/2 acre lot with a detached 980 sq/ft heated shop, 180 sq/ft rear deck, stone fire pit area, kids play house and this home backs on to the community Out Door Rink and playground. The front of the home all the way to the shop at the rear of the home has been paved in asphalt for an abundance of parking. Upon entering the home you are presented with a large open living room equipped with gas burning fireplace and high vaulted ceilings. Open to the kitchen and dining area, this home has 4 kitchen appliances, large walk-in pantry, and bi-level island for sitting and enjoying a meal. The main floor laundry, 1/2 bathroom and entrance to the 625 sq/ft attached double car garage is off the dining area. The master bedroom is also on this end of the home with beautiful ensuite equipped with soaker tub, standing glass shower and bright windows with natural light. Down the hallway 2 more large bedrooms and the main 4 piece bathroom. The flooring is hardwood and tile on the main floor and vinyl plank in the fully finished basement. 3 more large bedrooms in the basement, a 3 piece bathroom, and large living area with a second gas burning fireplace. The hot water tank has just been replaced.



Built in 2001

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2164201    |
| Price          | \$549,900   |
| Bedrooms       | 6           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,541       |
| Acres          | 0.53        |
| Year Built     | 2001        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

## Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 103 Laura's Spruce Dr |
| Subdivision | N/A                   |
| City        | Lac La Biche          |
| County      | Lac La Biche County   |
| Province    | Alberta               |
| Postal Code | T0A 2C0               |

## Amenities

|                |   |
|----------------|---|
| Parking Spaces | 10  |
| Parking        | Double Garage Attached, Double Garage Detached, Parking Pad |
| # of Garages   | 4   |

## Interior

|                   |   |
|-------------------|---|
| Interior Features | No Smoking Home   |
| Appliances        | Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer |
| Heating           | Forced Air  |
| Cooling           | None  |
| Fireplace         | Yes   |
| # of Fireplaces   | 2   |
| Fireplaces        | Gas   |
| Has Basement      | Yes   |

|                   |                 |
|-------------------|-----------------|
| Basement          | Finished, Full  |
| <b>Exterior</b>   |                 |
| Exterior Features | None            |
| Lot Description   | Landscaped      |
| Roof              | Asphalt Shingle |
| Construction      | None            |
| Foundation        | Poured Concrete |



**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 9th, 2024 |
| Days on Market | 248                 |
| Zoning         | Residential         |

**Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | COLDWELL BANKER UNITED |
|----------------|------------------------|

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