

# **\$540,000 - 150 Laura's Spruce Drive, Lac La Biche**

MLS® #A2184218

**\$540,000**

4 Bedroom, 3.00 Bathroom, 2,039 sqft

Residential on 0.85 Acres

Lac La Biche, Lac La Biche, Alberta

This beautifully renovated 5 level split home is located in one of the most sought-after neighbourhoods in Lac La Biche, Alberta. The home features a spacious and open floor plan with vaulted ceilings, hardwood floors, and large windows that let in plenty of natural light. The main level offers a formal living room, a dining room, and a gourmet kitchen with granite countertops, stainless steel appliances, and patio doors to your covered deck. The upper level has a master bedroom with a walk-in closet and a 4-piece ensuite bathroom, as well as two more bedrooms and a full bathroom. The lower level has a cozy family room with a gas fireplace, a laundry room, extra bedroom, and a half bathroom. The 2 basement levels offer a recreation room and plenty of storage. The 0.85-acre parcel offers a double attached heated garage, a single detached garage, large Quonset, and 8x12 Storage shed to store all your vehicles and toys. The paved driveway, stone patio, and wrap around deck provide a beautiful space for outdoor entertaining while overlooking a beautiful, landscaped front yard. Home is close to the park with green space, ice rink & play structure and boat launch which give you access to Beaver Lake year-round. Holowachuk Estates is the perfect family subdivision located close to walking paths, recreation facilities, parks, camping and restaurants, and this is the perfect family home! A must see!



Built in 1992

## Essential Information

MLS® #	A2184218
Price	\$540,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,039
Acres	0.85
Year Built	1992
Type	Residential
Sub-Type	Detached
Style	5 Level Split, Acreage with Residence
Status	Active

## Community Information

Address	150 Laura's Spruce Drive
Subdivision	Lac La Biche
City	Lac La Biche
County	Lac La Biche County
Province	Alberta
Postal Code	T0A 2C1

## Amenities

Parking Spaces	10
Parking	Double Garage Attached, Single Garage Detached
# of Garages	3

## Interior

Interior Features	Ceiling Fan(s), Closet Organizers, High Ceilings
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas

Has Basement	Yes
Basement	Full, Partially Finished

**Exterior**

Exterior Features	Fire Pit, Private Yard
Lot Description	Back Yard, Corner Lot, Landscaped, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Mixed
Foundation	Poured Concrete

**Additional Information**

Date Listed	December 20th, 2024
Days on Market	123
Zoning	Low Density Hamlet Reside

**Listing Details**

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

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