

# **\$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	134
Zoning	Low Density Hamlet Reside

**Listing Details**

Listing Office	RE/MAX LA BICHE REALTY
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