

\$175,000 - 39 Lakeview Crescent, Lac La Biche

MLS® #A2237617

\$175,000

3 Bedroom, 2.00 Bathroom, 1,056 sqft

Residential on 0.14 Acres

NONE, Lac La Biche, Alberta

GREAT LOCATION-GREAT PRICE!!!! Cozy 3 bedroom, 2 bath home in a great location, just a short walk to the spray park, and Lac La Biche Lake. This property is perfect for those willing to invest some time and TLC. Home features a newer roof, water on demand, air-conditioning, and a wood stove. Inside you will find a bright eat in kitchen, wood burning stove in the living room for those chilly nights. 2 bedrooms on the main floor and an additional nook in the front entrance which you could use as a sitting room, or office. It has a 20' x 8' covered patio, to enjoy privacy, and comfort. Basement is partially finished with 1 bedroom and 3-piece bath. Outside you will find a single garage, parking pad, and a 8 x 8 garden shed for all your storage needs! Yard is fully fenced to give you extra privacy! This property is priced to reflect work needed. This is a fantastic opportunity to customize a property in a great neighborhood! \$175,000.00

Built in 1968

Essential Information

MLS® #	A2237617
Price	\$175,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,056
Acres	0.14



Year Built	1968
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	39 Lakeview Crescent
Subdivision	NONE
City	Lac La Biche
County	Lac La Biche County
Province	Alberta
Postal Code	T0A 2C0

Amenities

Parking Spaces	4
Parking	Off Street, Parking Pad, Single Garage Detached
# of Garages	1

Interior

Interior Features	Ceiling Fan(s), See Remarks, Storage, Sump Pump(s), Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Range, Range Hood, Refrigerator, Washer
Heating	Forced Air, Natural Gas, Wood Stove, Wood
Cooling	Central Air
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Private Entrance, Private Yard, Storage
Lot Description	Back Lane, Back Yard, Few Trees, Front Yard, Lawn, Private
Roof	Asphalt Shingle
Construction	Concrete
Foundation	Poured Concrete

Additional Information

Date Listed	July 7th, 2025
Days on Market	45

Zoning low density

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.