



GRASSROOTS
REALTY GROUP

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#206, 13441 Twp Rd 665A
Lac La Biche, Alberta

MLS # A2214644



\$285,000

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	939 sq.ft.	Age:	1979 (46 yrs old)
Beds:	1	Baths:	1
Garage:	Quad or More Detached		
Lot Size:	0.53 Acre		
Lot Feat:	Back Yard, Landscaped, Lawn, Level, Low Maintenance Landscape, Private,		

Heating:	Fireplace(s), Forced Air, Natural Gas, Wood
Floors:	Vinyl Plank
Roof:	Asphalt Shingle
Basement:	None
Exterior:	Wood Siding
Foundation:	Block
Features:	Ceiling Fan(s), High Ceilings, Laminate Counters, See Remarks

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	Low Density Hamlet Reside
Utilities:	-

Inclusions: Shed, Firepit

Comfy Cedar Loft Cottage! This well maintained and tastefully renovated home offers a spacious main level with an oversized bathroom with in suite laundry, open concept bright kitchen, dining and, sunken living room with a floor to ceiling wood burning fireplace feature. The upper level features an oversized loft/bedroom area, with plenty of room for flex space. The hot water tank and furnace are new, flooring is new, Extra rigid Styrofoam was added to the exterior and new cedar siding replaced 7 years ago, shingles were replaced 8 years ago. Outdoors, you have a large deck for entertaining on the very private .53 of an acre lot with mature spruce trees and fire pit area. There is an oversized Metal Shed with a concrete slab, that is large enough to house a vehicle. The property is definitely suitable for year round living or maybe you are looking for a weekend getaway in the highly sought after subdivision of Young's Beach. Only a block away from the boat launch giving you access to Beaver Lake, one of the nicest lakes in the Lac La Biche Region. Enjoy the walking trails in the area, children's park and the very short distance to all in town amenities. The property has full in town utility services. A must See! Call to view today!