



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

177, 15249 Twp Rd 665A
Lac La Biche, Alberta

MLS # A2214953



\$250,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	801 sq.ft.	Age:	1989 (36 yrs old)
Beds:	2	Baths:	1
Garage:	Double Garage Detached		
Lot Size:	0.49 Acre		
Lot Feat:	Back Lane, Back Yard, Cleared, Environmental Reserve, Landscaped, Lawn,		

Heating: Fireplace(s), Forced Air, Natural Gas

Floors: Parquet

Roof: Asphalt Shingle

Basement: None

Exterior: Wood Frame, Wood Siding

Foundation: Piling(s)

Features: Bookcases

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: Country Residential

Utilities: -

Inclusions: n/a

Charming lakefront home or cottage getaway on Missawawi Lake in Lac La Biche County. This cozy property features 2 bedrooms, a living room with fireplace, kitchen/dining area, and a 3-piece bathroom with a stand-up shower and stackable washer/dryer. Enjoy birdwatching, kayaking, and canoeing right out your door, with several fishing lakes and boat launches just 15–20 minutes away. Conveniently located between Fort McMurray and Edmonton, it’s ideal as a full-time residence or recreational retreat. The property offers ample parking for vehicles, RVs or boats and it includes a powered guest house with 2 beds, a TV, and fireplace. Lac La Biche is only 10 minutes away and Plamondon (15 minutes) where you can find shopping, schools and amenities. Upgrades include conversion from propane to gas, a renovated bathroom, new shingles, replaced gutters, gravel driveway, and more. Enjoy stunning lake views from the kitchen, living room, or covered front deck—perfect for BBQs, relaxing, or dining outdoors. A firepit area, mature trees, and perennials enhance the natural charm of this property. Click on the 3-D tour to see inside and plan to visit this property soon.