



**GRASSROOTS**  
REALTY GROUP

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**386 11355 twp 640 Road**  
**Rural Lac La Biche County, Alberta**

**MLS # A2214961**



**\$199,900**

|                  |                                                       |               |                   |
|------------------|-------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | NONE                                                  |               |                   |
| <b>Type:</b>     | Residential/Manufactured House                        |               |                   |
| <b>Style:</b>    | Acreage with Residence, Modular Home                  |               |                   |
| <b>Size:</b>     | 1,581 sq.ft.                                          | <b>Age:</b>   | 1982 (43 yrs old) |
| <b>Beds:</b>     | 3                                                     | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Single Garage Detached                                |               |                   |
| <b>Lot Size:</b> | 1.38 Acres                                            |               |                   |
| <b>Lot Feat:</b> | Cleared, Corner Lot, Cul-De-Sac, Fruit Trees/Shrub(s) |               |                   |

|                    |                  |                   |                     |
|--------------------|------------------|-------------------|---------------------|
| <b>Heating:</b>    | None             | <b>Water:</b>     | -                   |
| <b>Floors:</b>     | Carpet, Linoleum | <b>Sewer:</b>     | -                   |
| <b>Roof:</b>       | Metal            | <b>Condo Fee:</b> | -                   |
| <b>Basement:</b>   | None             | <b>LLD:</b>       | -                   |
| <b>Exterior:</b>   | Mixed            | <b>Zoning:</b>    | Country Residential |
| <b>Foundation:</b> | Piling(s)        | <b>Utilities:</b> | -                   |
| <b>Features:</b>   | See Remarks      |                   |                     |

**Inclusions:** Wood Stove, riding mower, snipper, cabin accessories, microwave, water cooler, gate

Looking for a cute and rustic cabin in the woods? Want to be close to the boat launch yet have a very private yard for you to relax in? Ready to take on a project and make this cabin your home sweet cabin?? Potential awaits here! This 4 bedroom cabin offers 2 kitchens and bathroom space. Located on 1.38 acres of beautifully landscaped yard with mature trees and fruit bushes, this cabin would work well for a multi family get away! Plenty of space for your lake toys in the garage and plenty of space for all your quests in the outfitters shack set up as a cooking hall! There is no shortage of room at this acreage - Just steps away from the beautiful sandy beaches of Fork Lake. Truly a must see! Please note that the cabin is not connected to water and septic services however there is a 1800gal cistern in the ground currently collecting rain water and a 1000gal septic collecting grey water from the kitchen in the rec room.