



GRASSROOTS
REALTY GROUP

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**322 & 318 13221 twp 680 Road
Lac La Biche, Alberta**

MLS # A2219757



\$549,000

Division:	Lac La Biche		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,060 sq.ft.	Age:	1983 (42 yrs old)
Beds:	3	Baths:	1
Garage:	Off Street		
Lot Size:	1.96 Acres		
Lot Feat:	Beach, Lake, Landscaped		

Heating:	Baseboard	Water:	-
Floors:	Carpet	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Mixed	Zoning:	Country Residential
Foundation:	Piling(s)	Utilities:	-
Features:	Beamed Ceilings		

Inclusions: lawnmower

Escape to your dream summer getaway with this beautifully renovated seasonal home on the lake, offering over 150 feet of white sand beachfront. The main home features 3 spacious bedrooms, 1 full bathroom, and a bright, open-concept kitchen with rustic-modern charm. Curl up in front of the woodstove or bask in the sun on the decks. Vaulted wood ceilings, exposed beams, and unique lighting fixtures add warmth and character throughout. A cozy additional 1-bedroom + loft Knotty Pine guest cabin provides extra space for family and friends. Enjoy lake views from every window, relax on the sandy shore, or entertain in the open living and dining areas. Cabin has been extensively renovated with new windows, roof, flooring, plumbing and flooring! Just bring your swimsuit and toothbrush, because this turn-key offering includes furnishing, linens, dishes and cookware, plus lawn furniture and games, paddleboard, kayak, and misc. beach items. Golden Sands is a Lakefront Community nestled up to the shores of Lac La Biche Lake, offering a nice balance of full time and recreational residence. Amenities in the sub-division include a public beach, boat launch and playground. Well suited a Large Family or Multiple Families!