



GRASSROOTS
REALTY GROUP

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**142-13352 Lakeland Drive
Lac La Biche, Alberta**

MLS # A2231225



\$629,000

Division:	Lac La Biche		
Type:	Residential/House		
Style:	Bungalow		
Size:	2,325 sq.ft.	Age:	1981 (44 yrs old)
Beds:	3	Baths:	3
Garage:	Additional Parking, Double Garage Attached, Driveway, Garage Faces Side, C		
Lot Size:	0.46 Acre		
Lot Feat:	Back Yard, Beach, Cleared, Environmental Reserve, Few Trees, Front Yard, C		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	Country Residential
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, French Door, Kitchen Island, Open Floorplan, Pantry, See Remarks		

Inclusions: Window coverings, swim spa, garage door openers

Looking for the perfect lakefront lifestyle? Welcome to this stunning Sunset Bay home on a rare $\frac{12}{100}$ -acre level lot with direct lake access—perfect for your private dock and boat launch! Enjoy over 2,325 sq ft of living space with breathtaking lake views from the kitchen, dining, and living room, full-length windows and a spacious deck with glass railing so you can stare at the water and enjoy the sunsets! The chef's kitchen features custom cabinetry and a large working island—ideal for entertaining. Cozy up in the living room with a wood-burning fireplace. The main floor offers 2 bedrooms, 2 bathrooms, and a generous walk-in pantry. The walkout lower level includes a spacious family room with sculptured stone walls,, an additional bedroom, bath, office/hobby room, and a full laundry room. You'll love the bar area and kitchenette with access to the spa pool, sunroom, and fitness area! The beautifully landscaped yard includes a 24'x30' garage with a pedway to the house, an 8'x12' shed, and lawn that stretches right to the beach, with a space to gathering around the firepit and telling stories, or having a picnic. There's room for RV parking, with stunning views, and evenings under the stars! Enjoy community amenities like walking trails to the golf course and Sir Winston Churchill Park, a nearby playground, and a boat launch—all just steps away. Whether you're looking for a year-round residence or a turnkey family retreat, this lakefront gem has it all!