



**GRASSROOTS**  
REALTY GROUP

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

**13164 Lakeland Drive  
Lac La Biche, Alberta**

**MLS # A2231231**



**\$575,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	2,179 sq.ft.	<b>Age:</b>	2007 (18 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Carport		
<b>Lot Size:</b>	9.93 Acres		
<b>Lot Feat:</b>	Fruit Trees/Shrub(s), Landscaped, Level, Private, Secluded		

<b>Heating:</b>	Boiler, In Floor, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Slate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Crawl Space, None	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed, See Remarks	<b>Zoning:</b>	On Site Estate Residential
<b>Foundation:</b>	None	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Kitchen Island, Open Floorplan		

**Inclusions:** N/A

Country Living Just Minutes from Town! Discover the perfect blend of tranquility and convenience with this beautifully maintained 15-acre property located on paved Lakeland Drive—just minutes from town and close to all amenities. The spacious 2,180 sq ft home features a bright, sunny kitchen with abundant cabinetry, generous counter space, and brand-new stainless steel appliances, including a large refrigerator and upright freezer. The inviting living room boasts gleaming hardwood floors, a ceramic-faced fireplace, and expansive windows overlooking the professionally landscaped grounds. Step outside and enjoy your own private oasis, complete with a gazebo, mature shade trees, a picturesque pond, vibrant flower gardens, and countless planter pots. Additional features include a versatile 2-room office space, carport, equipment shelters, storage sheds, and a charming chicken coop—perfect for hobby farm enthusiasts! Ideally located near the golf course, boat launch, and Churchill Park, this property offers the space, setting, and lifestyle your family will love!