



GRASSROOTS
REALTY GROUP

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**318 15156 Old Trail
Lac La Biche, Alberta**

MLS # A2233750



\$598,000

Division:	Lac La Biche		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,400 sq.ft.	Age:	2018 (7 yrs old)
Beds:	3	Baths:	3
Garage:	Parking Pad		
Lot Size:	0.46 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Lake, Low Maintenance Landscap		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Concrete, Laminate	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full, Unfinished, Walk-Up To Grade	LLD:	-
Exterior:	ICFs (Insulated Concrete Forms)	Zoning:	Country Residential
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Storage, Vaulted Ceiling(s)		

Inclusions: Shed , window coverings,

Embrace Lakefront Living at Ulliach Beach! This immaculate lakefront home offers the perfect blend of privacy, natural beauty, and year-round comfort in the sought-after Ulliach Beach subdivision, ideally located between Lac La Biche and Plamondon—with paved roads right to your door! This property is hooked up to municipal water and sewer. Set on a 0.45-acre lot and backing onto 5.75 acres of municipal reserve, you'll enjoy a gorgeous sandy beach and direct lake access—shared only with a few neighbors. This is your opportunity to live the lakefront lifestyle with room to relax, entertain, and explore. Inside, you'll find vaulted ceilings, modern finishings, and a spacious open-concept layout. The kitchen is a chef's dream with granite countertops, a built-in double wall oven, induction cooktop, and a large stainless steel fridge. The main floor features 3 bedrooms, a full 4-piece bath, and a luxurious ensuite with double sinks, a jet tub, and a walk-in shower. The full walkout basement is partially finished and ready for your vision—design up to 3 additional bedrooms, a bathroom (roughed-in), in-floor heating (roughed in), and even a space for a potential sauna! Outside, the landscaped yard includes a stone walkway bordered by flower gardens, space for parking, and room to build a garage. There's an easement for boat access and a nearby public boat launch. Located in beautiful Lac La Biche County, you're close to many other lakes, golf, the Bold Center, Sir Winston Churchill Park, and countless year-round events. Whether you're looking for a full-time lakefront home or a luxurious weekend escape, this property delivers exceptional value and lifestyle. Don't miss your chance to own a piece of paradise!

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