



**GRASSROOTS**  
REALTY GROUP

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

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

**MLS # A2233750**



**\$598,000**

<b>Division:</b>	Lac La Biche		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,400 sq.ft.	<b>Age:</b>	2018 (8 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.46 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Lake, Low Maintenance Landscap		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Concrete, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished, Walk-Up To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	ICFs (Insulated Concrete Forms)	<b>Zoning:</b>	Country Residential
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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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