



GRASSROOTS
REALTY GROUP

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137, 65275 114A Rang
Rural Lac La Biche County, Alberta

MLS # A2240677



\$259,000

Division:	Elinor Lake		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,196 sq.ft.	Age:	2010 (15 yrs old)
Beds:	2	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.18 Acre		
Lot Feat:	Back Lane, Cleared, Cul-De-Sac, Irregular Lot, Landscaped, Lawn, Pie Shape		

Heating: Forced Air, Natural Gas, Wood, Wood Stove

Floors: Laminate

Roof: Asphalt Shingle

Basement: Crawl Space, None

Exterior: Concrete

Foundation: Piling(s), Wood

Features: Ceiling Fan(s), No Smoking Home

Water: -

Sewer: -

Condo Fee: \$ 1,600

LLD: -

Zoning: rs residential

Utilities: -

Inclusions: firepit, stand for fire wood, and shed stay. Furniture and dishes are negotiable

Looking for an affordable home or a turnkey getaway by the lake? Welcome to Elinor Lake Resort! This charming 1195 sq ft home offers the perfect blend of comfort and outdoor adventure. Whether you're into fishing, ATVing, snowmobiling, or simply enjoying nature, this location has it all! The home was custom-built by the owner and has been impeccably maintained! Situated on a spacious 8054 sq ft pie-shaped lot, the property is fully fenced with chain link to ensure safety for children and pets. The ample gravel parking area has room for multiple vehicles, and there's even space for an RV or guests to park! Inside, the main floor features two cozy bedrooms, a three-piece bathroom, and a well-appointed kitchen with plenty of workspace, plus a dining area with a wood stove for extra warmth. A sliding door leads to the covered deck, perfect for relaxing or entertaining. The deck is complete with a gas barbecue, pot lights, glass railing, and roll-down blinds to offer shade when needed. The upper level boasts a spacious living room with large windows, perfect for unwinding, watching movies, or playing games. A four-piece bathroom is located upstairs, along with room for an additional guest bed or a potential third bedroom. Easy-to-clean laminate flooring runs throughout, adding both convenience and style. For extra storage, the back of the home features a 240 sq ft crawl space with remote access via a small garage door. There's also a garden shed and wood storage area near the firepit, ideal for those cozy evening gatherings. Elinor Lake Resort offers more than just great homes – it has a small store with laundry service, rental cabins, two boat launches, and rentable storage options. Kids will love the nearby soccer field, and you're only a 20-minute drive from Lac La Biche for all your shopping needs. Escape the hustle and bustle of city life and

retreat to this well-planned residence, perfect for family fun and relaxation. Don’t miss out – call today to schedule your showing!