



**GRASSROOTS**  
REALTY GROUP

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209, 13441 twp rd 665A  
Lac La Biche, Alberta

MLS # A2247674



**\$561,000**

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,575 sq.ft.	Age:	2007 (18 yrs old)
Beds:	4	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached		
Lot Size:	0.52 Acre		
Lot Feat:	Fruit Trees/Shrub(s), Lawn, Level, Low Maintenance Landscape		

Heating:	Boiler, In Floor, Fireplace(s), Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	LDHR
Foundation:	ICF Block	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, No Animal Home, No Smoking Home, Open Floorplan, Tankless Hot Water		

Inclusions: shed

Welcome to #209 13441 Township Road 665A, a beautifully maintained 4-bedroom, 3-bathroom home offering over 3,000 sq. ft. of finished living space. Built in 2007, this spacious property features triple-pane windows, in-floor heating on both levels, and quality craftsmanship throughout. The bright and open layout provides a warm, inviting atmosphere, with generously sized bedrooms and well-designed living spaces perfect for both family life and entertaining. Situated just steps from Beaver Lake and scenic walking trails, the location is ideal for nature lovers and outdoor enthusiasts. The double attached garage offers secure parking and storage, while a handy shed is included for extra convenience. Vacant and available for immediate possession, this home is truly move-in ready and set in a peaceful, nature-filled setting that's perfect for your next chapter.