



**GRASSROOTS**  
REALTY GROUP

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253, 63303 867 Highway  
Rural Lac La Biche County, Alberta

MLS # A2250134



**\$265,000**

<b>Division:</b>	Fork Lake Estates		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Modular Home		
<b>Size:</b>	914 sq.ft.	<b>Age:</b>	2000 (25 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.82 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Fruit Trees/Shrub(s), Garden, Irregular Lot, Lake, Nati		

<b>Heating:</b>	Forced Air	<b>Water:</b>	Cistern
<b>Floors:</b>	Laminate	<b>Sewer:</b>	Holding Tank
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	24-63-11-W4
<b>Exterior:</b>	Metal Frame, Metal Siding , Mixed	<b>Zoning:</b>	COUNTRY RESIDENTIAL
<b>Foundation:</b>	Block	<b>Utilities:</b>	Natural Gas Connected
<b>Features:</b>	Ceiling Fan(s), Low Flow Plumbing Fixtures		

**Inclusions:** wood stove

Welcome to Beautiful Fork Lake Estates! This private, gated property offers year-round living or the perfect weekend getaway. Situated near the scenic fork-shaped Fork Lake&mdash;renowned for its Jumbo Yellow Perch fishing&mdash;this well-kept 2000 manufactured home features 2 bedrooms, 1 full bath, updated flooring, new windows, and a newer hot water tank. Stay cozy year-round with an updated furnace and enjoy peace of mind with durable metal siding and a new metal roof on both the home and cabin. Step outside to a spacious 34x8 west-facing deck, ideal for relaxing and entertaining. A charming open-concept cabin with woodstove adds extra space for guests or quiet retreats. The 30x24 shop is heated with a woodstove&mdash;perfect for projects, storage, or hobbies. Utilities include a 2200-gallon cistern and a 2200-gallon septic system, making it ready for full-time living. Whether you're looking for a serene escape or a low-maintenance permanent home, this property has it all!