



GRASSROOTS
REALTY GROUP

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15030 674 Township
Lac La Biche, Alberta

MLS # A2250767



\$375,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	980 sq.ft.	Age:	1957 (68 yrs old)
Beds:	2	Baths:	1
Garage:	Double Garage Detached		
Lot Size:	87.96 Acres		
Lot Feat:	Creek/River/Stream/Pond, Farm, Front Yard, Garden, Many Trees, Native Pla		

Heating:	Central, Natural Gas
Floors:	Hardwood, Linoleum
Roof:	Asphalt Shingle
Basement:	Crawl Space, Partial
Exterior:	Mixed
Foundation:	Block, Combination
Features:	Ceiling Fan(s)

Water:	Cistern
Sewer:	Mound Septic
Condo Fee:	-
LLD:	-
Zoning:	AGRICULTURAL
Utilities:	-

Inclusions: wood stove

Discover 87 acres of opportunity just 15 minutes from Lac La Biche! This recently refreshed 1957 home offers 2 bedrooms, 1 bathroom, and cozy living spaces complete with a woodstove. Enjoy the charm of a covered porch, a detached garage, and the freedom to explore your own walking trails. The property borders Crown land to the west, providing even more space to roam, and features a dugout, making it ideal for livestock or recreation. Whether you're dreaming of a recreational retreat or a hobby farm, this acreage offers privacy, room to grow, and convenience close to town.