



GRASSROOTS
REALTY GROUP

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69451 RD 152 Road
Rural Lac La Biche County, Alberta

MLS # A2251044



\$660,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	2,527 sq.ft.	Age:	2009 (17 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	160.00 Acres		
Lot Feat:	Cleared		

Heating:	Forced Air, Natural Gas	Water:	Cistern, Well
Floors:	Carpet, Linoleum, Tile	Sewer:	Open Discharge, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Siding	Zoning:	Agricultural
Foundation:	Poured Concrete	Utilities:	Electricity, Natural Gas, Phone
Features:	Jetted Tub		

Inclusions: N/A

2500 sq ft. located North and East of Plamondon on Sec Hwy 858. Situated on 160 acres this home is set back on the property and views a small lake from the rear deck. This beautiful hobby farm is ready for you and your family to live in peace and quiet. This small farm is already equipped for chickens, horses, ducks, pigs and a small herd of cattle on the 160 acres. This spacious house features 5 large bedrooms, huge family areas like the 30 x 20 kitchen dining area, massive living room with new rock faced fireplace and efficient wood insert. There's plenty of space for a large or growing family with over 5000 sf of living space. Other features include a large attached garage for toys and vehicles. The massive covered deck overlooks the private pond and horse pasture and chicken coop, what a place to enjoy a morning coffee or an evening glass of wine. This home also has two water sources, a 3200 gallon cistern and a well to water the livestock. Call today for a showing on this one of a kind piece of paradise.