



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

66, 14579 Twp Rd 690  
Rural Lac La Biche County, Alberta

MLS # A2259049



**\$349,900**

Division:	Blais Resort		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Mobile Home-Double Wide		
Size:	1,510 sq.ft.	Age:	2007 (19 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	2.31 Acres		
Lot Feat:	Landscaped, Low Maintenance Landscape, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	CR
Foundation:	Piling(s)	Utilities:	-
Features:	Ceiling Fan(s), French Door, See Remarks, Vaulted Ceiling(s)		

**Inclusions:** 2 Fridges, 2 Stoves, 2 Microwaves, Washer, Dryer, Deep Freeze in house, Window Coverings, Fire Pit, 20x20 Cabin, 3 Sheds, A/C  
Most Furnishings and Equipment are negotiable

The Perfect Blend of Fun For the Outdoor Enthusiast! Discover the perfect blend of year-round living and recreational retreat with this 2.31-acre property located in the lakefront Blaise Resorts community, property is just a street back from beautiful Lac La Biche Lake. The main well kept home offers 3 bedrooms plus a den and 2 full bathrooms, with updated flooring, designed to suit families, weekend getaways, or full time living. A bright and functional layout provides comfort and practicality in a serene setting. Adding even more value, the property includes a 420 sq. ft. fully self-contained, 4-season cabin with a new tin roof 4 years ago, 4 RV Plug Ins—ideal for hosting guests, extended family, or generating rental income. For your vehicles, toys, and projects, you’ll appreciate the finished double detached garage with new shingles last year, offering plenty of space and storage. With 2.31 acres of land, there’s room to relax, play, and enjoy nature—whether you’re dreaming of a full-time residence or a recreational escape just steps from Lac La Biche lake, the boat launch and close proximity to miles of ATV trails. Most Furnishings and Equipment are negotiable, Located 30 minutes from Lac La Biche, 20 minutes to Plamondon and 2 and half hours to Fort McMurray. Don’t miss this opportunity!