



GRASSROOTS
REALTY GROUP

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

**#130, 13352 Lakeland Drive
Lac La Biche, Alberta**

MLS # A2269799



\$850,000

Division:	Lac La Biche		
Type:	Residential/House		
Style:	2 Storey		
Size:	4,280 sq.ft.	Age:	1985 (40 yrs old)
Beds:	3	Baths:	4
Garage:	Double Garage Attached		
Lot Size:	0.46 Acre		
Lot Feat:	Beach, Cleared, Few Trees, Front Yard, Gazebo, Lake, Lawn, Paved, Rectan		

Heating:	In Floor, Natural Gas	Water:	-
Floors:	Linoleum, Tile, Wood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Veneer, Wood Frame	Zoning:	Country Residential
Foundation:	Poured Concrete	Utilities:	-
Features:	French Door, Granite Counters, Jetted Tub, No Smoking Home, Open Floorplan, Pantry		

Inclusions: shed, gazebo, wood stove, fire pit

Welcome to Sunset Bay! Enjoy lakefront living just minutes from town on beautiful Lac La Biche Lake. This subdivision offers municipal services, walking trails to the golf course, a playground, and a nearby boat launch. Drive up to this immaculately kept, well-planned home situated on a gently sloping lot with a sandy beachfront. Step into the spacious entrance with storage and convenient access to the 2 car garage. The grand living room features large windows showcasing spectacular lake views — a perfect space to relax or host family gatherings. This level also offers a recreation room ideal for a game of pool, a jetted-tub bathroom, the master bedroom with wrap-around windows and luxurious ensuite, and an additional bedroom. Descend the wide, elegant stairway to the lower level to the heart of the home — where you'll find a stunning kitchen and dining area overlooking the water. Prepare and enjoy meals steps while visiting and overlooking the waterfront. Walk out to the patio and pergola, gather around the fire pit, and take in breathtaking sunsets. Water sports and nature can be enjoyed right from your front door! This level also features a cozy sitting room with a wood stove and French doors to outside, a large laundry and pantry area, a 4-piece bath, bedroom, and bonus room with an ensuite that can be used as a bedroom, office, hobby room, gym, or library — designed to fit your lifestyle. This unique reverse floor plan was thoughtfully designed to maximize the lakefront views and natural surroundings. A must-see property — call today to book your private showing!