



GRASSROOTS
REALTY GROUP

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165, 14457 TWP Rd 683
Lac La Biche, Alberta

MLS # A2270747



\$288,888

| | | | |
|-----------|--|--------|-------------------|
| Division: | NONE | | |
| Type: | Residential/House | | |
| Style: | Acreage with Residence, Bungalow | | |
| Size: | 774 sq.ft. | Age: | 2007 (18 yrs old) |
| Beds: | 2 | Baths: | 1 |
| Garage: | Driveway, Off Street | | |
| Lot Size: | 0.53 Acre | | |
| Lot Feat: | Fruit Trees/Shrub(s), No Neighbours Behind, Private, See Remarks | | |

| | | | |
|-------------|--|------------|----|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Laminate | Sewer: | - |
| Roof: | Metal | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Cedar, Log | Zoning: | CR |
| Foundation: | ICF Block | Utilities: | - |
| Features: | Built-in Features, High Ceilings, No Smoking Home, Open Floorplan, See Remarks, Vaulted Ceiling(s) | | |

Inclusions: Fridge, stove, washer, dryer, microwave, upright freezer in basement, some furnishing negotiable

THIS ONE IS A GEM! LOG ALL SEASON HOME WITH BASEMENT AND IS SURROUNDED BY TREES AND OFFERS LAKE VIEWS TO ENJOY LAC LA BICHES INCREDIBLE SUNSETS. Situated on a half-acre of land that features a municipal reserve trail behind the home, the wildlife corridor, plus a bird sanctuary. The seller is sad to sell this little piece of paradise where she has enjoyed privacy and pure Zen living. This log home features a living area that shines with pride in ownership, vaulted ceilings, solid pine doors, a bright living area, and a cozy living room with a wood-burning fireplace. The main and lower level offers a combined living area of over 1500 sq ft. There is a beautiful kitchen that features a wrap-around island that overlooks your living room and dining nook. There are 2 bedrooms on the main level and a full bathroom. The lower level is almost fully complete and offers a great space for another family room, bedroom, and loads of storage space. Finishing off, this space already includes electrical and drywall. The lower level is complete with a laundry room. The exterior of the home is your private oasis where you can sit on the front veranda and take in picturesque views of the lake. The property has a 2000-gallon cistern and septic tank, furnace, hot water tank, 100-amp service, power, gas, and you will have satellite internet and phone service. The yard is fully landscaped, and you have direct driveway access to the property. This property is a rare find and priced to sell for under \$300k. You are close to boat launches and a quick commute to town, and just over 2 hours away from Fort McMurray. This property can be the place you call home or your family's recreational property to enjoy lake living in the Summer, and the world-famous ice fishing in the winter. This is an outdoor lover's dream. Call today for your private tour of this special gem.

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