



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 (19 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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