



**GRASSROOTS**  
REALTY GROUP

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249, 14559 Twp Rd 690 Township  
Rural Lac La Biche County, Alberta

MLS # A2272234



**\$257,000**

<b>Division:</b>	Blais Resort		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Cottage/Cabin		
<b>Size:</b>	1,064 sq.ft.	<b>Age:</b>	1978 (47 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	1
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.50 Acre		
<b>Lot Feat:</b>	Back Yard, Cleared, Few Trees, Pie Shaped Lot, Private, Secluded		

<b>Heating:</b>	Wood, Wood Stove	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Crawl Space	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	Country Residential
<b>Foundation:</b>	Block, Other, Slab	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** Some furnishings less personal belongings

Family Cabin located in Blais resort. Check it out, 4 bedroom, 2 bathroom cabin on a beautiful 1/2 acre pie shaped lot. This 3 season cabin has been in the family for 4 decades and now time for your family to make your own cottage memories. The furnished cottage features a large kitchen/eating area, large living room, 4 bedrooms, two bathrooms. The property features plenty of outdoor storage with several sheds, garage /small workshop, Octagon bunky that could be a cookhouse by the family firepit area. The property backs on to a MR and has access to the lake and other parts of the neighbourhood. The perimeter of the property has towering spruce and offers shade and privacy in the summer. Other features include additional power hookups for an RV or two and the owner will include the travel trailer which offers you additional sleeping for 6. An affordable package ready to go for a family or group, just pack the groceries and you're set.