



GRASSROOTS
REALTY GROUP

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66558 663 Highway
Rural Lac La Biche County, Alberta

MLS # A2274167



\$699,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	2,571 sq.ft.	Age:	1993 (33 yrs old)
Beds:	3	Baths:	4
Garage:	Driveway, Gravel Driveway, Heated Garage, RV Access/Parking		
Lot Size:	4.00 Acres		
Lot Feat:	Creek/River/Stream/Pond, Fruit Trees/Shrub(s), Landscaped, Views, Waterfront		

Heating:	Combination, In Floor, Forced Air, Natural Gas	Water:	Cistern
Floors:	Hardwood, Tile	Sewer:	Holding Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick	Zoning:	residential acreage
Foundation:	Poured Concrete	Utilities:	Electricity
Features:	Closet Organizers, Double Vanity, Granite Counters, No Smoking Home, Soaking Tub, Walk-In Closet(s)		

Inclusions: N/A

Get ready this beautiful finished 2,571 sq ft home is move-in ready and situated on a 4-acre lot. Conveniently located just 5 km from Lac La Biche off Highway 663, this property is an exceptional opportunity for those needing space to accommodate construction crews or similar crew housing, with ample parking for multiple vehicles. Recently reduced, this property offers unparalleled function and privacy. This stunning property features a large eat-in kitchen and a formal dining area, a bright and airy living room, and three spacious bedrooms. With 2.5 bathrooms and a comfortable den complete with a wood-burning fireplace. Step outside through the patio doors to enjoy the expansive 50-foot deck, perfect for gatherings and equipped with comfortable seating and great views of Antoine Lake. This serene setting offers ultimate privacy and the opportunity to watch wildlife. The basement provides additional living space with a kitchen area, bathroom, and rooms, offering the potential for a separate entrance—ideal for guests or rental opportunities. The attached 20x23 garage ensures ample parking for your vehicles. Plus, the massive 50x80 shop is a fantastic space for recreational toys, a handy workshop, or large equipment, making it perfect for mechanics or anyone looking to run a home-based business—this is a must-see property!