



**101 15249 TWP RD 665A**  
**Rural Lac La Biche County, Alberta**

**MLS # A2275548**



**\$249,000**

<b>Division:</b>	Missawawi Lake Estate		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	888 sq.ft.	<b>Age:</b>	1985 (41 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Gravel Driveway, Heated Garage, Oversized, Parking Pad, Triple Garage Det		
<b>Lot Size:</b>	1.00 Acre		
<b>Lot Feat:</b>	Back Yard, Lawn, Many Trees, Square Shaped Lot		

<b>Heating:</b>	High Efficiency, Forced Air, Natural Gas	<b>Water:</b>	Cistern
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	Other
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	Country Residential
<b>Foundation:</b>	Piling(s)	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** N/A

Charming Retreat in Missawawi Estates Phase 2! Located just 15 minutes from Lac La Biche, this 888 sq ft home on a 1-acre lot, surrounded by mature trees for privacy, offers the perfect summer cabin or year-round getaway. Built in 1985, the home has seen key updates over the years, including a new furnace and a covered porch and deck both added in 2017. The 24x32 ft detached heated garage (built in 1999) provides ample space for multiple uses of storage for toys or working on projects the man cave you've always wanted. Enjoy peace of mind with a newer stove, fridge, washer, and dryer which have all been replaced in the last two years. With nearby lakes and town conveniences close by, this property blends relaxation with accessibility.