



GRASSROOTS
REALTY GROUP

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**16040B Twp Rd 682
Plamondon, Alberta**

MLS # A2275561



\$695,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	1,800 sq.ft.	Age:	2007 (18 yrs old)
Beds:	4	Baths:	2
Garage:	Triple Garage Attached		
Lot Size:	0.41 Acre		
Lot Feat:	Few Trees, Front Yard, Landscaped, Open Lot, Waterfront		

Heating:	Boiler, In Floor, Natural Gas	Water:	Well
Floors:	Ceramic Tile, Hardwood	Sewer:	Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Crawl Space	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	CR
Foundation:	Poured Concrete	Utilities:	Electricity Connected
Features:	Ceiling Fan(s), Central Vacuum, Closet Organizers, High Ceilings, Open Floorplan, See Remarks, Soaking Tub		

Inclusions: 3 Sheds

Lakefront Living on Lac La Biche Lake! Welcome to this exceptional lakefront property located on the west shores of Lac La Biche Lake at 16040B Township Road 682. Custom built in 2007 by the original owners, this meticulously maintained two-storey home showcases quality craftsmanship, thoughtful design, and pride of ownership throughout. The home features 4 bedrooms, 2 full bathrooms, in-floor heating and sits on a crawl space, ensuring year-round comfort and efficiency. An impressive 30' x 30' attached garage offers in-floor heat, a 290 sq. ft. mezzanine, and two oversized doors (10' x 10' and 10' x 16')—making it ideal for vehicle storage, recreational toys, or the ultimate man-cave setup. With ample room to park, entertain, or add a pool table, this garage is a standout feature. Inside the home, you'll find porcelain and hardwood flooring, oak kitchen cabinetry, custom blinds and window coverings, and several newer appliances. The layout is functional and inviting, with large windows that capture beautiful lake views. Outdoor living is just as impressive, featuring both upper and lower decks overlooking the lake, a spacious parking pad, and a cozy fire pit area—perfect for relaxing evenings by the water. The property is serviced by a well and a 2,500-gallon septic tank and includes a smaller garage with a roll-up door, ideal for a quad or lawn equipment, plus two additional storage sheds for garden tools and supplies, and even more storage in the crawl space. This immaculate lakefront retreat offers space, comfort, and versatility in a stunning natural setting—perfect as a full-time residence or recreational getaway. Click on the 3-D tour to see the virtual tour.

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