



**GRASSROOTS**  
REALTY GROUP

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**65424 150 Range**  
**Rural Lac La Biche County, Alberta**

**MLS # A2275836**



**\$389,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,236 sq.ft.	<b>Age:</b>	1965 (61 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	10.01 Acres		
<b>Lot Feat:</b>	Back Yard, Brush, Creek/River/Stream/Pond, Farm, Few Trees, Front Yard, F		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	25-65-15-W4
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	AGRICULTURAL
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), Sump Pump(s), Wired for Data		

**Inclusions:** n/a

Enjoy the perfect blend of privacy and convenience on this beautiful 10-acre property, located less than 20 minutes from Lac La Biche with pavement highway all the way home. This 4-bedroom, 2-bathroom home offers numerous updates and is truly move-in ready. The main floor features updates throughout, including new countertops and a new kitchen island complete with bar stools, making it ideal for everyday living and entertaining. The fully renovated basement provides additional comfortable living space for family or guests. Step outside to a private back porch where you can relax and enjoy the peaceful rural setting. The detached garage is perfect for hobbies or storage and even comes equipped with tools. This property includes an impressive list of extras: backup power generator, quad with snow blade, lawn mower, and it's fully move-in ready right down to the dishes. A rare opportunity offering space, updates, and exceptional value—don't miss it!