



65368 Range Road 165
Rural Lac La Biche County, Alberta

MLS # A2282871



\$599,000

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|------------------|--------------------------------------|---------------|-------------------|
| Division: | NONE | | |
| Type: | Residential/House | | |
| Style: | 2 Storey, Acreage with Residence | | |
| Size: | 2,877 sq.ft. | Age: | 1991 (35 yrs old) |
| Beds: | 6 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Detached | | |
| Lot Size: | 13.49 Acres | | |
| Lot Feat: | Back Yard, Landscaped, Lawn, Private | | |

| | | | |
|--------------------|--------------------------|-------------------|----------------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Hardwood, Vinyl | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | RS Residential |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | No Smoking Home | | |

Inclusions: N/A

PRICED TO SELL! Exceptional value for your dollar! Over 10 acres with in-law suite and shop - Move-in ready! Multi-generational living capacity perfect for a hobby farm or farmstead. This beautifully updated 6 bedroom, 3.5 bath home features a fully finished double walkout basement with 1 bedroom separate from the rec-games room area. The main floor features a large foyer, sunken living room with cathedral ceilings and a wood burning fireplace insert. There is a formal dining room, kitchen with breakfast nook, pantry and south facing composite deck. The main level is completed with a second living room, spare bedroom and 2 piece bath. The spacious master bedroom has its own balcony, 5 piece ensuite, 3 more additional bedrooms and 3 piece bath. Some extras are the 46'x30' shop with four 10'x9' doors on a concrete slab, interior updates include newer furnaces, brand new A/C, washer/dryer, water heater and cistern pump. Centrally located between Plamondon, Boyle and Lac La Biche near lakes and crown land. A rare turn-key opportunity for rural living with space, privacy and versatility.