



509, 13441 665A Township  
Lac La Biche, Alberta

MLS # A2286103



**\$239,000**

<b>Division:</b>	Lac La Biche		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Mobile Home-Single Wide		
<b>Size:</b>	1,068 sq.ft.	<b>Age:</b>	1987 (39 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Double Garage Detached, Parking Pad		
<b>Lot Size:</b>	0.21 Acre		
<b>Lot Feat:</b>	Cleared, Few Trees, Lawn		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Metal Frame, Vinyl Siding, Wood Frame	<b>Zoning:</b>	Low Density Hamlet Reside
<b>Foundation:</b>	Block	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), No Smoking Home		

**Inclusions:** n/a

Welcome to Young's Beach, a charming Beaver Lake hamlet just minutes from Lac La Biche! This well-maintained 2-bedroom mobile home with a detached double garage sits on a level lot only steps from the boat launch, playground, and scenic walking paths. Enjoy the convenience of municipal water and sewer, and garbage pickup. The home features upgraded PEX plumbing and durable vinyl plank flooring throughout for modern comfort and low-maintenance living. The insulated double garage with electric doors provides plenty of room for parking, storage, and a workshop space for your projects. Whether you're casting a line in the summer, enjoying water sports, or heading out for ice fishing and snowmobiling in the winter, the lake is just two minutes from your doorstep. Turn-key and move-in ready, this property is ideal as a year-round residence or the perfect getaway retreat. Experience quiet, safe community living at the lake—your home sweet home awaits!