



11215 55 Highway  
Lac La Biche, Alberta

MLS # A2288201



**\$615,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey, Acreage with Residence		
<b>Size:</b>	2,777 sq.ft.	<b>Age:</b>	2006 (20 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	72.99 Acres		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Creek/River/Stream/Pond, Environmental Res		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Crawl Space	<b>LLD:</b>	3-64-11-W4
<b>Exterior:</b>	Mixed, Vinyl Siding	<b>Zoning:</b>	AGRICULTURAL
<b>Foundation:</b>	Slab	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), French Door, High Ceilings, Jetted Tub, Laminate Counters, Open Floorplan, Skylight(s)		

**Inclusions:** See Realtor Remarks

72.99 ACRES + LAKE ACCESS! Discover this stunning 2,776 sq. ft. home featuring 3 beds, 2.5 baths, and soaring vaulted ceilings. Highlights include a cozy sunroom, a flexible loft space, and an attached double garage. The massive, treed lot is a nature lover's dream with trails, a Quonset, a summer cottage, and a corral. Enjoy summer days at Fork Lake via a private easement and the peace of being just 5 minutes from Rich Lake. Room to breathe, space to play! Schedule A must accompany all offers