



**64455 Range RD 114 Range
Lac La Biche, Alberta**

MLS # A2300137



\$610,000

Division:	Lac La Biche		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,187 sq.ft.	Age:	1997 (29 yrs old)
Beds:	2	Baths:	2
Garage:	Off Street		
Lot Size:	157.03 Acres		
Lot Feat:	Cleared, Farm, Front Yard, Landscaped, Lawn, Level, Pasture, Treed		

Heating:	Forced Air, Propane, Wood, Wood Stove	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Full	LLD:	28-64-11-W4
Exterior:	Vinyl Siding, Wood Frame	Zoning:	Agricultural
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Crown Molding, Kitchen Island, Laminate Counters, Storage, Vaulted Ceiling(s), Vinyl Windows		

Inclusions: Woodstove, 2 Deep Freezes, Meat cooler in the barn

Attention Farmers, Hunters, Fishers & Outdoor Enthusiasts! This incredible property offers 157.03 acres (quarter section) with 126 acres open in the desirable Rich Lake area of Lac La Biche County. Surrounded by nature, you'll enjoy easy access to some of the region's best lakes including Pinehurst, Elinor, Ironwood, and Fork Lake—all within 20 km—while Lac La Biche and Beaver Lake are less than 40 km away. Endless trails nearby provide the perfect setting for ATVing, hunting, and fishing adventures. This well-kept home is ready for you to move in and start living your rural dream—whether that's raising livestock, growing crops, or creating your own private garden oasis. The fencing, corals, a dug out, barn with pannel, calf shelter, and watering bowls (hooked up the well water) were used to raise cattle, but would be a great setup for different types of livestock too. Other outbuildings include: The out buildings are a horse barn, a cattle shed 1/2 open 1/2 closed a wood shed chicken coop an older house A meat cooler is in the barn. There are 2 wells on the property and a water softener in the house. The house has 2 sources of heat. There is a wood stove, and a forced air furnace that runs on propane. The house has new windows, and a metal roof. Lovingly developed by the original owners, this property was recognized with the 2024 Rural Beautification Award, showcasing the pride of ownership throughout. A variety of mature trees can be found on the property including Lilac, maples, crab, spruce, and poplar, spruce, as well as thunderchild, and raspberry bushes. The welcoming Rich Lake community features a riding arena, local farmers' markets, and a fire hall, with Craigend Hall nearby for community events. Located just 40 km from the Town of Lac La Biche, you'll have access to excellent

amenities including schools, a hospital, Portage College, a recreation centre, golf course, parks, and more. Nearby communities include St. Paul, Cold Lake, and Bonnyville. A fantastic opportunity to raise a family, expand your agricultural pursuits, or simply enjoy peaceful country living—this property offers it all. Book your showing today!