



**13428 Lakeland Drive**  
**Rural Lac La Biche County, Alberta**

**MLS # A2304748**



**\$849,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey Split, Acreage with Residence		
<b>Size:</b>	2,083 sq.ft.	<b>Age:</b>	1986 (40 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	32.00 Acres		
<b>Lot Feat:</b>	Beach, Garden, Lake, Many Trees, See Remarks, Waterfront, Yard Drainage,		

<b>Heating:</b>	Forced Air, Natural Gas, Zoned	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Linoleum, Vinyl, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Partial	<b>LLD:</b>	8-67-13-W4
<b>Exterior:</b>	Concrete, Mixed, Vinyl Siding, Wood Frame	<b>Zoning:</b>	Country Residential
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Jetted Tub, Vinyl Windows		

**Inclusions:** N/A

32 acre Lakefront property 1 km from Lac La Biche, East on Lakeland Drive towards the Golf course. This opportunity doesn't come around often to own 32 acres with town services at the property line and a minute from town. This well maintained, 2 story split design home was built in 1986 this offers plenty of space for the whole family. The huge main living room is over 250 Sq Ft and the Family room, features access to the Massive 600 Sq Ft deck and also has a cozy fireplace. The kitchen breakfast area is nice for a quick meal, morning coffee or a game of cards. For the formal meals there's a dining room with rear deck access and a grand view of the lake. The 2nd floor has all the bedrooms and two full bathrooms. The Primary bedroom has a large ensuite with double sinks and a two person tub and a 7 x 12 walk in closet. The other bedrooms are also a nice size with good size closets and four piece bathroom for the kids to share. The well maintained home has many other features including new flooring, new windows, 2 car attached garage, and 2-3 acres open yard to enjoy the gorgeous view of Lac La Biche lake. Call today for a personalized viewing. Please do not enter the property without an appointment with a realtor.