



529, 13221 twp rd 680
Rural Lac La Biche County, Alberta

MLS # A2305004



\$369,900

Division:	Golden Sands		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Modular Home		
Size:	1,532 sq.ft.	Age:	2013 (13 yrs old)
Beds:	3	Baths:	2
Garage:	220 Volt Wiring, Double Garage Detached, Driveway, Front Drive, Garage Do		
Lot Size:	0.72 Acre		
Lot Feat:	Corner Lot, Front Yard, Lake, Views		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	60
Foundation:	Piling(s)	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Closet Organizers, Kitchen Island, Vaulted Ceiling(s), Vinyl Windows		

Inclusions: N/A

Beautiful lake view home in Golden Sands, Lac La Biche. Built in 2013, this well-maintained property features 3 bedrooms and 2 full bathrooms, including a spacious primary bedroom with 4-piece ensuite. The bright kitchen offers bar-top seating and opens to the living room, with an additional family room for extra living space. Recent updates include new vinyl plank flooring and fresh paint throughout. Enjoy distant lake views from many windows and the front deck, with both decks recently stained. Additional features include NEW kitchen & laundry appliances, central A/C and central vacuum. Situated on a large corner lot with ample parking, the property includes a large heated garage with bathroom and sink, a smaller garage for a quad or equipment, and a storage shed. Large 2500g+ water & sewer tanks! Close to boat launch, playground, and year-round recreation at Lac La Biche Lake. Lac La Biche Town nearby for k-12 schools, rec/pool, walking trails, amenities!