



**102, 14457 TWP RD 683  
Lac La Biche, Alberta**

**MLS # A1141075**



**\$336,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey, Acreage with Residence		
<b>Size:</b>	1,568 sq.ft.	<b>Age:</b>	2000 (24 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	0.51 Acre		
<b>Lot Feat:</b>	Cleared, Corner Lot, Few Trees, Gazebo, Lawn, No Neighbours Behind, Landscaping		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Crawl Space, Partial	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Log	<b>Zoning:</b>	Country Residential
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected, Phone

**Features:** High Ceilings, Kitchen Island, Natural Woodwork, No Smoking Home, Open Floorplan, Sump Pump(s), Vaulted Ceiling(s), WaterSense Fixture(s), Wood Counters

**Inclusions:** -

REDUCED! Welcome to 102 Westview Drive in the unique neighborhood of Poplar Point! Find your way to this park like setting filled with beautiful log home residences in a quiet subdivision on the north side of Lac La Biche Lake! It's a 30 minute drive to Lac la Biche, or Plamondon, and 2.5 hours from Fort McMurray on pavement, The serenity of this area make it the perfect place to live or get away to for those who love nature, outdoor recreational activities, and want to get away from the hustle and bustle. This gorgeous turn-key log home is for sale by the original owners who keep it immaculate! The warmth of the logs, decor, and gas fireplace and the open concept with large windows letting in natural light is the wonderful setting for a family to live in full time or retreat to! On the main floor there is a high ceiling over the dining room, and livingroom, a beautiful kitchen, 2 bedrooms and a 3 piece bathroom. Upstairs is a large master bedroom with plenty of room for a king size bed and furniture, with a 3 piece ensuite bathroom, and a walk-in closet, plus a readying nook/sitting area! This nook is just outside the master bedroom in the loft area is perfect little area to relax with a book. The glass railing allows you too see the views through the upper windows! The operations of this home are highly efficient from the furnace to the appliances and toilets! The kitchen features bamboo counter tops, gorgeous tile, stainless steel appliances appliances, soft close cabinetry. The open concept between the kitchen, dining, and living room make for a wonderful gathering place for visiting with family and friends. Recent improvements include new flooring in the bedrooms, fresh paint, new cabinetry in the entrance and in the main bathroom. If you want to move outside, you have your choice of 2 decks both measuring 10' X 24 ' and one has the option of a roll down

awning for shade! The yard is mostly cleared and level with some mature trees, and plenty of room for parking. There are 2 storage sheds included as well. 5 minutes from this home is a beautiful boat launch with plenty of parking which is also used as a winter road short cut to be in Lac La Biche. The is also a regular ice fishing spot. You can walk to the lake, go fishing, or drive a short distance to find atv trails, and go berry picking. In the winter you can hit the trails, or the lake with your snowmobile and go ice fishing! This place is a rare find ready for new owners to enjoy! Call today to book a showing!