



**13427 Lakeland Drive  
Lac La Biche, Alberta**

**MLS # A1203056**



**\$980,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	2,365 sq.ft.	<b>Age:</b>	1998 (26 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	4
<b>Garage:</b>	Gravel Driveway, Triple Garage Attached		
<b>Lot Size:</b>	51.27 Acres		
<b>Lot Feat:</b>	Landscaped, Private		

**Heating:** In Floor, Forced Air, Natural Gas

**Water:** Cistern

**Floors:** Carpet, Laminate, Tile

**Sewer:** Other

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Separate/Exterior Entry, Finished, Full

**LLD:** 8-67-13-W4

**Exterior:** Wood Frame

**Zoning:** Country Residential

**Foundation:** Poured Concrete

**Utilities:** Natural Gas

**Features:** Jetted Tub, Vaulted Ceiling(s)

**Inclusions:** N/A

Executive Acreage for sale. Five bedroom home with large shop on 52 acres of prime land just on the outskirts of town. Over 4200 sq ft of living space in this one of a kind offering. Nestled privately on this large acreage, you and your family will enjoy the space inside and out. The 52 acres is horse ready and has plenty of space to ride or maybe you just want seclusion and serenity. Either way you have the room to do anything you want. The huge shop is set up for the ultimate hobby or toy box or maybe a home based business for equipment vehicles. This beautiful home enjoys plenty of space and openness. Your growing family will have plenty of space grow or have your very own corner to enjoy some peace and quiet. This home enjoys an open design and would be great for large family gatherings or entertaining friends. The oversized attached garage is just under 1000 sq ft and fits toys or your favourite ride or just enjoying warm car or easy access for a grocery run. The huge basement is set up for movie night, play night and even cooking a meal with a full kitchen. There's plenty of room for kids, pets or even a home gym. This home features vaulted ceilings, modern upgrades and the makings of many family memories. Call today for a personal viewing. File 477