



65335, 153 Range Rd.
Lac La Biche, Alberta

MLS # A2041072



\$729,500

Division:	Lac La Biche		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	2,348 sq.ft.	Age:	2014 (10 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Garage Door Opener, Heated Garage, In		
Lot Size:	23.85 Acres		
Lot Feat:	Back Yard, Cleared, Few Trees, Front Yard, Lawn		

Heating:	In Floor, Forced Air, Natural Gas	Water:	Cistern
Floors:	Carpet, Ceramic Tile, Concrete, Laminate	Sewer:	Open Discharge
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	ICFs (Insulated Concrete Forms), Shingle Siding, Stone, Wood Frame	Zoning:	Agricultural
Foundation:	Poured Concrete	Utilities:	Electricity Connected
Features:	Central Vacuum, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Pantry, Recreation Facilities, See Remarks, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	Play Ground equipment, fire pit		

STUNNING Executive two story home with over 3,600 Sq/ft of developed living space sitting on 23.85 acres of pristine privacy! This exceptional family home was designed with function in mind and features a total of 6 Bedrooms, 3 and a half bathrooms, living room with a gas fireplace and a large dining room perfect for entertaining. The primary bedroom includes a large walk-in closet, full ensuite with in floor heating, jetted soaker tub, separate multi jet shower system and a balcony over looking the property. Put your culinary skills to use in this gorgeous custom kitchen with maple cabinetry, granite countertops and stainless steel appliances. The newly developed basement features 2 bedrooms, 1 bathroom and a spacious family room with plumbing for a future wet bar. Lastly, the double attached heated garage 28x26 is conveniently attached to a mudroom with laundry. This home includes central vac with floor sweepers, two furnaces, water on demand and air conditioning for those hot summer days. Spend your days surrounded by tranquility with a fenced in backyard, garden, fire pit area and playground structures. Enjoy your evenings sitting on this private wrap around deck built with composite decking and a gas hookup for all your BBQing and entertainment needs. No expense was spared to build this dream house which is just a short distance to town. This private acreage has the space to add a shop, hobby farm or anything else you may desire. Don't wait and schedule your viewing today!