



**534 13221 TWP RD 680 Township  
Lac La Biche, Alberta**

**MLS # A2092010**



**\$95,000**

<b>Division:</b>	Lac La Biche		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Acreage with Residence, Mobile		
<b>Size:</b>	924 sq.ft.	<b>Age:</b>	1980 (44 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.63 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Interior Lot, Level		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Aluminum Siding , Wood Frame	<b>Zoning:</b>	Country Residential
<b>Foundation:</b>	Block	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected, Sewer
<b>Features:</b>	Open Floorplan		

**Inclusions:** n/a

Reduced! Turn key residence set up in Golden Sands Bay! This 4 season mobile home is ready for you to come spend some time out in the country near Lac La Biche Lake. It could be used as a recreational property or a home. This mobile has 3 bedrooms, 1 bathroom with tub & shower, and an open concept kitchen, dining, living room. Attached is a 8' 4" X 19' 9" covered deck to relax on. Golden Sands Bay is about a 20 minute drive to Lac La Biche. It has paved roads, a boat launch, playground, mail delivery, and is surrounded by nature. This subdivision is less then 3 hours from Fort McMurray, or Edmonton and has over 120 lots. Its a mix of full time residences, and cabins for those who just want get close to nature. Within 20 minutes you can visit Lac La Biche to shop, take part in local activities, golf, visit Sir Winston Churchill Park, go berry picking, visit other surrounding lakes, etc. The yard has plenty of room for your rv, boat, vehicle, or to build on. Your family can grow a garden, play lawn games, set up a fit pit, and picnic area. This older mobile is set up with a water cistern in the front yard, and is hooked up to natural gas with a forced air furnace. Don't have to worry about pulling an rv, you are already set up and ready to enjoy yourselves here!