



**13419 Lakeland Drive
Lac La Biche, Alberta**

MLS # A2093855



\$1,400,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	2,683 sq.ft.	Age:	1998 (26 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	51.02 Acres		
Lot Feat:	Lawn, Garden, Greenbelt, No Neighbours Behind, Landscaped, Pasture, Priv		

Heating:	In Floor, Forced Air	Water:	Cistern, Dugout, See Remarks
Floors:	Carpet, Ceramic Tile, Linoleum	Sewer:	Pump
Roof:	Clay Tile	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Mixed	Zoning:	Agricultural
Foundation:	Poured Concrete	Utilities:	-

Features: Ceiling Fan(s), Chandelier, Closet Organizers, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, See Remarks, Separate Entrance, Walk-In Closet(s)

Inclusions: 2 Fridges, 2 Stoves, Under Cabinet Microwave, Dishwasher, Washer, Dryer, All Blinds, Curtains, Security System, 5 Cameras, Garage work Benches, and Cupboards, 2 Storage Sheds, Barn, Insulated and Heated 42x56 storage building, water fountain, round pen for horses, Horse Stalls in Barn, Riding Out door Arena, dog electric fence, 2 Watering Bowls, 2 Hydrants, Hot Tub, All furnishings are negotiable

Executive Equestrian Estate! Situated just a half a mile from town this prime 51 acre Luxury Estate is like no other! Mature manicured landscaping, a spruce lined driveway, planted fruit trees, a large garden plot, decks, patios and a hot tub for entertaining. In addition 12 acres are in hay field with a trail system for quading or riding, a 100x200 outdoor riding arena with steel panels, a round pen, corrals, electric dog fence, watering bowls, 2 hydrants and a large dug out. The heated barn is complete with storage, 2 horse stalls, tack room and a full loft. Also a 42x56 Metal Clad Shop, and 2 Storage Sheds. The Brick side walk to the Grand Entrance of this Custom Home that offers over 5200 square feet of living space welcomes you and flows into a dramatic comfort living room with a 3 sided fireplace open to kitchen/dining with built ins, updated granite counter tops, back splash, stainless steel appliances a large pantry and an immense island suitable for grand entertaining or meal prep. The Main floor boasts 8 foot doors. The master Retreat overlooks the beautiful private yard and features a lavish en-suite and walk in closet. The other 2 Bedrooms on this level are expansive and offer large closets. There is also a full bath, another 1/2 bath and main floor laundry leading to the attached heated 3 car Garage with a Separate a/c cold storage room. The walk out basement is fully developed with a games room, full kitchen, 2 additional large bedrooms and a full bath and plenty of storage! There is a security system, all furnishings are negotiable! Municipal Water and Sewer are stubbed at the property line. Adjacent to Paved walking paths to the golf course, boat launch and Sir Winston Churchill Park. Run an Equestrian Business from home or just enjoy all this for yourself! A very Special Quality of Life Awaits the New Owners!