



**174, 13352 Lakeland Drive
Lac La Biche, Alberta**

MLS # A2103489



\$158,900

Division:	NONE		
Type:	Residential/Cabin		
Style:	Cottage/Cabin		
Size:	560 sq.ft.	Age:	2008 (16 yrs old)
Beds:	2	Baths:	-
Garage:	Driveway, None		
Lot Size:	0.49 Acre		
Lot Feat:	Back Yard, Cleared, Front Yard, Lawn, Low Maintenance Landscape		

Heating:	Electric, Other	Water:	-
Floors:	Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	-	LLD:	-
Exterior:	Vinyl Siding	Zoning:	Country Residential
Foundation:	None	Utilities:	-
Features:	See Remarks		

Inclusions: Seasonal Cabin/Cottage, 3 Storage Sheds, Riding Lawnmower, Outhouse

Cute, cozy, recreational spot File #8115!!!! Welcome to Sunset Bay subdivision on Lac La Biche Lake, where relaxation and adventure meet! This affordable 2 bedroom seasonal cabin/cottage is the perfect place to call your summer home! Situated on 1/2 acre lot, just minutes from town, this private property is surrounded by trees, providing a peaceful and serene atmosphere. The cabin features 2 cozy bedrooms, kitchen plus eating area and a comfortable living room for those rainy days! For cooler nights, sit around your fire pit, or the electric heaters are installed indoors to keep you warm and snug! The real highlight of this property is its proximity to the beautiful Lac La Biche Lake!! Boating, fishing, canoeing, and kayaking, from the community boat launch are just a few of the adventures waiting for you and your family! Spend your days exploring the lake, tour the walking paths, or just sit around your lot and enjoy the sun. Your lot has plenty of room for additional RV parking, as well as 3 sheds, for your storage needs. And if you decide to build on this lot, municipal water and sewer stubs are at your property line, making it easy for you to expand your summer getaway. Don't miss out on this incredible opportunity to own your own slice of serenity for the season!" Property being sold as is" Contact us today to schedule a viewing and start your summer plans at Sun Set Bay! \$158,900.00