



66558 663 Highway  
Lac La Biche, Alberta

MLS # A2109293



**\$799,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	4,967 sq.ft.	<b>Age:</b>	1993 (31 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	4
<b>Garage:</b>	Driveway, Gravel Driveway, Heated Garage, RV Access/Parking		
<b>Lot Size:</b>	4.00 Acres		
<b>Lot Feat:</b>	Creek/River/Stream/Pond, Fruit Trees/Shrub(s), Landscaped, Views, Waterfront		

<b>Heating:</b>	Combination, In Floor, Forced Air, Natural Gas	<b>Water:</b>	Cistern
<b>Floors:</b>	Hardwood, Tile	<b>Sewer:</b>	Holding Tank
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick	<b>Zoning:</b>	residential acreage
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Electricity
<b>Features:</b>	Closet Organizers, Double Vanity, Granite Counters, No Smoking Home, Soaking Tub, Walk-In Closet(s)		

**Inclusions:** Air conditioning

Get ready&hellip; Your Exquisitely Finished 2571 sq ft Home is move in ready! Features a large eat-in kitchen and formal dining area, bright and airy living room, 3 large bedrooms, 2.5 bathrooms, a comfortable den with a wood burning fireplace. Step outside the patio doors and you can enjoy the 50 foot deck&mdash;a great space for gatherings, with convenient comfortable seating and superb views of Antoine Lake!! It&rsquo;s the perfect property for privacy and nature watching all the wildlife such as eagles, ducks, geese, song birds, deer and moose. The basement offers a kitchen space, bathroom, rooms and the opportunity for a separate entrance. The attached 20x23 garage provides space for your vehicles. Additionally, the huge 50x80 shop is an awesome space for your recreational toys and a handy workshop or large equipment, for a mechanic interested in a home-based business property--ideally located off Highway 663, just 5km from Lac La Biche! Beauty, Privacy and Fantastic Function makes this a Must See Property!!