



**GRASSROOTS**  
REALTY GROUP

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**153 & 157 Lakeshore Drive  
Lac La Biche, Alberta**

**MLS # A2113824**



**\$495,000**

<b>Division:</b>	Lac La Biche		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey, Acreage with Residence		
<b>Size:</b>	1,824 sq.ft.	<b>Age:</b>	1996 (29 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Concrete Driveway, Double Garage Detached, Off Street		
<b>Lot Size:</b>	0.97 Acre		
<b>Lot Feat:</b>	Landscaped, Level, Private, Views, Waterfront, Wooded, Yard Drainage		

**Heating:** Baseboard, Boiler, Natural Gas

**Floors:** Hardwood, Laminate

**Roof:** Metal

**Basement:** Full, Unfinished

**Exterior:** Concrete, Log

**Foundation:** Wood

**Features:** Breakfast Bar, Open Floorplan

**Water:** Cistern

**Sewer:** Holding Tank

**Condo Fee:** -

**LLD:** -

**Zoning:** R

**Utilities:** Electricity, Natural Gas

**Inclusions:** Compressor in garage, composting toilet in shed, 2 sheds

Welcome to this stunning 1,824 sq.ft year-round spruce log home at Missawawi Lake. The minute you walk in you will be greeted by the warmth of the corner woodstove and the sun coming in from the oversized south facing windows. The home features two very large bedrooms upstairs, 2 bathrooms, hardwood floors throughout, magnificent hand-crafted log railings and all the natural beauty that comes with a custom log home. The basement (1200 sq.ft.) is insulated with concrete floor and is undeveloped and is super warm and dry as contains all the mechanical elements including a gas boiler for radiant heat baseboards, hot water tank, the pressure tank and a 1200 gallon water cistern and additional space where a 3rd bathroom and bathroom could be easily added. Continuing to the outside, this one acre-lakefront lot is very private and has a paved driveway that leads up to a 28x34 garage, complete with infrared heating, 220 power, air compressor, electric winch workbenches, floor drain and TV mounted on the wall. Outside there is plenty of room to entertain, on the massive deck, under the covered porch, over at the firepit or in the garage-man-cave. The yard features giant spruce trees, a garden, firepit area and a storage shed with a composting toilet to keep the traffic out of the house. A new 2000 gallon septic tank that was installed in 2020. Only 10 minutes to Lac la Biche or Plamondon, this property is ready for new owners to LOVE it as much and as long as the current owners have.