



**142-13352 Lakeland Drive
Lac La Biche, Alberta**

MLS # A2123473



\$599,500

Division:	Lac La Biche		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,310 sq.ft.	Age:	1981 (43 yrs old)
Beds:	3	Baths:	3
Garage:	Additional Parking, Double Garage Attached, Gravel Driveway, Off Street		
Lot Size:	0.46 Acre		
Lot Feat:	Back Yard, Beach, Cleared, Environmental Reserve, Lake, Front Yard, Lawn,		

Heating:	Fireplace(s), Forced Air, Natural Gas, Wood	Water:	-
Floors:	Laminate, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	Country Residential
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, French Door, Kitchen Island, Open Floorplan, Pantry, See Remarks		

Inclusions: Refrigerator-Basement, Dishwasher-Basement, Window Coverings, Swim Spa

Sunset Bay Lakefront Are you looking for a Lakefront Property? This Sunset Bay home and 1/2 acre lakefront offers level lake access, where you can have your own dock and launch your own boat. It's a short walk to the community boat launch and playground, plus paved walking paths to the Golf Course clubhouse, and Churchill Park. This home offers over 2200 sq feet of living space ! As you enter you will be WOWED by the great lakeviews that can be enjoyed from the kitchen, dining and living room, with full length windows, and the large enclosed deck. The chef's kitchen features loads of custom cabinets, including a large working island, no shortage of space in here. Cozy up in the living room, with the wood burning fireplace, and the exceptional views all year long! Main floor has 2 bedrooms, and 2 bathrooms, large walk in pantry/storage area. Downstairs features a spacious family room, with sculptured stone feature walls, and fireplace. 1 bedroom, 1 bath and laundry room. You will love the kitchenette, and bar room with patio doors to the spa pool and exercise area! The landscaped yard has a 24'x30' garage with attached ped-way to the home, 8'x12' fun shed, with lawn right down to the beach!!!!You would have it all!!!! The dream of Lake Living and the convenience of town services--can't get any better than that! Your family will love the location, and this property!!!\$599,500.00