



**GRASSROOTS**  
REALTY GROUP

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**833 13321 680 Township  
Lac La Biche, Alberta**

**MLS # A2135367**



**\$364,900**

<b>Division:</b>	Lac La Biche		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Acreage with Residence, Mobile		
<b>Size:</b>	1,216 sq.ft.	<b>Age:</b>	1998 (26 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.58 Acre		
<b>Lot Feat:</b>	Views		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	Country Residential
<b>Foundation:</b>	Piling(s)	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Jetted Tub		

**Inclusions:** NA

Beautiful lake view lot located in the Lac La Biche lakeside subdivision of Golden Sands. 1216sqft 3 bedroom, 2 bathroom mobile home features a large deck perfect for watching sunsets and spending lazy afternoons in the sun. Your acreage is located just a short distance to the boat launch and tucked into a quiet cul de sac making it a safe place for the kids to play and friends and family to gather. Lots 15& 16 - Package includes 2 - 0.60acre lots on separate titles, must be sold together. Fully serviced and move in ready, call today for your personal viewing of this great property.