14073 TWP RD 670
Lac La Biche, Alberta

MLS # A2139088

$199,000

Division:	Lac La Biche
Type:	Residential/House
Style:	Bungalow
Size:	669 sq.ft.
Age:	2013 (11 yrs old)
Beds:	2
Baths:	1
Garage:	Gravel Driveway, Off Street
Lot Size:	1.72 Acres
Lot Feat:	Fruit Trees/Shrub(s), Irregular Lot, Level

Heating:	Forced Air, Other, Propane, See Remarks		**Water:**	Cistern
Floors:	Linoleum		**Sewer:**	Holding Tank
Roof:	Asphalt Shingle		**Condo Fee:**	-
Basement:	None		**LLD:**	-
Exterior:	Vinyl Siding, Wood Frame		**Zoning:**	agricultural
Foundation:	Poured Concrete		**Utilities:**	Cable, Electricity
Features:	No Animal Home, No Smoking Home			

Inclusions:	n/a

REDUCED!!! Check out this very affordable, peaceful, property on the edge of town! This 2 bedroom home sits on 1.72 acres and is completely enclosed with chain link fencing. The house has bright a kitchen/dining, and living room with a beautiful bay window. The acreage is will groomed with different trees including apple and cherry, with plenty of room to add a garden. You can enjoy sitting on the front deck or relax around the fire pit. If you have visitors, there is a 16'4" X 12'3" guest house for them to stay in. Behind the house is a 16'4" X 24'4" building that houses a 5000 gallon water cistern with its own furnace. If you wanted to hook up to municipal water and sewer, services are available at the property line. The house, guest house, and water storage building are heated by furnaces fueled with propane. In the living room of the house there is also wood pellet stove. Two garden sheds are also on the property for more storage. The buildings have matching vinyl siding keeping the property looking well put together. There is room to add on or build a garage. It's bird lovers sanctuary with the nearby water attracting water fowl, and the 50 birdhouses on the property! The property offers a quiet simple home, is walking distance to Independent Groceries, but still gives you a feeling of country living. Call today to view this uniquely set up place that is move in ready!