



GRASSROOTS
REALTY GROUP

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413, 14579 Twp Rd 690
Lac La Biche, Alberta

MLS # A2140579



\$399,900

| | | | |
|------------------|---|---------------|-------------------|
| Division: | NONE | | |
| Type: | Residential/Manufactured House | | |
| Style: | Acreage with Residence, Bungalow | | |
| Size: | 1,216 sq.ft. | Age: | 2004 (20 yrs old) |
| Beds: | 3 | Baths: | 2 |
| Garage: | Carport, Golf Cart Garage | | |
| Lot Size: | 0.65 Acre | | |
| Lot Feat: | Backs on to Park/Green Space, Gentle Sloping, Irregular Lot, Landscaped, Pr | | |

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|--------------------|---|-------------------|-----------------------|
| Heating: | Fireplace(s), Forced Air, Natural Gas, Wood | Water: | Cistern |
| Floors: | Carpet, Linoleum | Sewer: | Holding Tank |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | None | LLD: | - |
| Exterior: | Wood Frame, Wood Siding | Zoning: | CR |
| Foundation: | Piling(s) | Utilities: | Electricity Connected |
| Features: | French Door, Walk-In Closet(s) | | |

Inclusions: N/A

Located at Blais Resort on the north side of Lac La biche lake, this .65 acre property is very private and has excellent access to the water. The 3 bedroom, 2 bathroom, 2004 modular home is sitting on 16 screw piles and is anchored. With lots of space to host other RV's there is also a sleeping bunkie, storage space for your water toys, a heated 14x26 shed perfect for working on the quads and many more storage buildings. If you did not know this, Blais Resort is close to crown land with miles and miles of sandy trails to enjoy. There is a 2000 gal cistern and 2400 septic tank, both with alarm system, a very cool tree house, extra large deck facing the water and a nicely done firepit area with partially complete outdoor oven. This property will not last long!