



146, 13441 Twp Rd 665A
Lac La Biche, Alberta

MLS # A2141906



\$599,900

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,253 sq.ft.	Age:	2011 (13 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Triple Garage Attached		
Lot Size:	0.24 Acre		
Lot Feat:	Back Yard, Corner Lot, Greenbelt, No Neighbours Behind, Landscaped, Street		

Heating:	Fireplace Insert, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	LDHR
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Double Vanity, Granite Counters, Jetted Tub, Kitchen Island, Open Floorplan, Pantry		

Inclusions: All the building materials in the basement to complete the finishing, 12x20 shed with roll up door.

Beautiful 2-storey home with triple car garage located in the lakeside subdivision of Young's Beach on Beaver Lake. This 2,253 sq.ft home will impress you from the moment you walk in, with its open concept floor plan, hardwood floors, grand staircase, granite counter tops, walk through pantry, gas fireplace, main floor laundry, generous deck with natural gas BBQ hookup, BONUS room above the garage, and massive primary bedroom with walk-in-closet and 4 piece ensuite bath. The basement is framed, drywalled and painted with underlay board throughout, and as a bonus the owners are leaving behind all the materials to complete the bathroom. Outside you will find low maintenance landscaping with a concrete cement pad out front, an additional 12x20 shed with roll up door, plus access from the side street onto a gravel pad that has been compacted and ready for future garage space or perfect for RV or boat parking. This home has been well maintained by the original owners and is ready to be enjoyed by another family. Have a virtual walk through of this home by clicking on the 3-D tour below.