



**68378 Range Road 142  
Lac La Biche, Alberta**

**MLS # A2145096**



**\$879,000**

<b>Division:</b>	Lac La Biche		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	2,219 sq.ft.	<b>Age:</b>	2011 (13 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Attached, Heated Garage, Insulated		
<b>Lot Size:</b>	79.99 Acres		
<b>Lot Feat:</b>	Back Yard, Cleared, Front Yard, No Neighbours Behind, Landscaped, Many T		

<b>Heating:</b>	Boiler, In Floor, Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Crawl Space, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, ICFs (Insulated Concrete Forms), Silent Floor Joists, Wood Siding	<b>Zoning:</b>	Agricultural
<b>Foundation:</b>	ICF Block	<b>Utilities:</b>	-

**Features:** Beamed Ceilings, Breakfast Bar, Ceiling Fan(s), Closet Organizers, Crown Molding, French Door, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Sound

**Inclusions:** Wall Oven, 4 bar stools, breakfast nook set table and chairs, 8'X10" Shed and 24'X20' Guest House.

Stunning Country Home!-Hunting and Recreation Paradise! File # 4336 Inviting, sandy soil and curved driveway lined with Jackpine lead to this outstanding Lakeland Country Property! Whether you enjoy hunting trails or simply appreciate the beauty of nature, this property has it ALL! Walk up the steps to the wrap around covered deck-WOW what a gorgeous home! As you step inside you are greeted by vaulted ceilings, crown molding and high finishes throughout! The chef's kitchen has over sized islands, sandwich bar, beautiful cabinetry, Quartz countertops and top of the line appliances! Surround yourself with sunshine in the octagon breakfast nook! The primary bedroom has relaxing steam shower and soaker tub! French doors lead to a home office or extra 3rd bedroom! The home is filled with natural light thanks to a large English grided windows! The living room features a gas fireplace, perfect for creating a warm welcoming feeling! The landscaped yard includes a stamped concrete patio with family firepit! In addition to the attached garage there is also a spacious 35' X 45' shop with under floor heat, 12' ceilings and 3 pc bathroom! Also a finished 2 bedroom guest home with kitchen and cast fireplace, plus RV parking will welcome your friends! The 79.99 Acres has quad trails for touring nature and a private pond! Located just 5 minutes from the lake, boat launch and great fishing spots! Don't miss out on the opportunity to own this craftsman built home! Schedule a showing today and experience the best of country living combined with modern luxury!! \$879,000.00