



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

267 13221 Township
Rural Lac La Biche County, Alberta

MLS # A2159848



\$250,000

| | | | |
|-----------|-------------------------------------|--------|-------------------|
| Division: | Golden Sands | | |
| Type: | Residential/Manufactured House | | |
| Style: | Acreage with Residence, Mobile Home | | |
| Size: | 1,018 sq.ft. | Age: | 2002 (23 yrs old) |
| Beds: | 3 | Baths: | 1 |
| Garage: | Off Street | | |
| Lot Size: | 0.45 Acre | | |
| Lot Feat: | Cleared | | |

| | | | |
|-------------|-------------------------------|------------|---------------------|
| Heating: | Forced Air, Propane | Water: | - |
| Floors: | Carpet, Vinyl Plank | Sewer: | - |
| Roof: | Metal | Condo Fee: | - |
| Basement: | None | LLD: | - |
| Exterior: | Mixed | Zoning: | country residential |
| Foundation: | Block | Utilities: | - |
| Features: | High Ceilings, Open Floorplan | | |

Inclusions: Furnishings, Hot Tub, Starlink Internet

Experience Lakeside Living in Golden Sands Discover your perfect retreat in the tranquil lakeside subdivision of Golden Sands! This charming 3-bedroom, 1-bathroom mobile home offers a cozy escape in the quiet subdivision located on the serene shores of Lac La Biche Lake. Golden Sands is a dream destination for outdoor enthusiasts, boasting two boat launches and sandy beaches, ideal for water sports, fishing, or simply soaking in the breathtaking lake views. The home itself is move-in ready and fully furnished—right down to the forks, knives, and even Starlink internet! Enjoy your deck year-round, included with your purchase a BBQ, Smoker & patio furniture! The thoughtfully designed layout provides a warm and inviting space, perfect for a small family, retirees, or those seeking a weekend getaway. This half acre property offers the ultimate combination of comfort and natural beauty. Whether you're planning to settle in full-time or enjoy it as a vacation retreat, this home delivers the serenity and convenience you're looking for. Don't miss out—call today to schedule your private viewing!