



GRASSROOTS
REALTY GROUP

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**83 14579 Twp Rd 690
Lac La Biche, Alberta**

MLS # A2173125



\$579,000

Division:	Lac La Biche		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,738 sq.ft.	Age:	2015 (10 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	1.53 Acres		
Lot Feat:	Back Yard, Cleared, Front Yard, Landscaped, No Neighbours Behind, Open L		

Heating:	In Floor, Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Vinyl Siding	Zoning:	Country Residential
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: 3 Sheds

Come Home to the Good Life! Discover the tranquility of country living at Blais Resort, where quality and beauty converge in a stunning country setting only minutes from the north shores of Lac La Biche Lake!!! This extraordinary property boasts a magnificent 2015-built home situated on 1.53 acres of beautifully landscaped yard! Step inside and be greeted by an inviting open-concept living space featuring meticulous attention to detail, vaulted ceilings, stunning dormer and English grill windows, a spacious kitchen, dining and living room. With 3 bedrooms, 2.5 bathrooms, main floor laundry, a tanning bed and central air conditioning. This is what this meticulously maintained home has to offer!!!! What about storage you may ask, you have an abundance, partial basement is nicely set up with shelving for all your storage needs! The attached garage has been converted into a fabulous man cave, complete with in floor heating, pool table, and space for a large screen TV! Step outside onto the beautiful deck featuring a hand built gazebo, perfect for soaking up the sun or take a dip in the swimming pool. Relax in the enclosed hot tub and gaze up at the starry night sky or northern lights. This exceptional property also features a heated shop, four storage sheds, and two RV parking spots with power and a dumping station. Nested in a great little community which is only 25 minutes to Lac La Biche, or 2 hours from Fort MacMurray, Blais resort is surrounded by crown land, offering endless opportunities for quad adventures and days spent on the lake. Don't miss your chance to experience this one-of-a-kind property! Schedule your viewing to see for yourself all this property has to offer!