



**GRASSROOTS**  
REALTY GROUP

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**64548 Range Road 144  
Lac La Biche, Alberta**

**MLS # A2184787**



**\$299,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Acreage with Residence, Mobile Home-Single Wide		
<b>Size:</b>	1,108 sq.ft.	<b>Age:</b>	1995 (30 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	None		
<b>Lot Size:</b>	10.33 Acres		
<b>Lot Feat:</b>	Back Yard, Corners Marked, Farm, Few Trees, Front Yard, Fruit Trees/Shrub		

<b>Heating:</b>	Forced Air, Propane	<b>Water:</b>	Cistern, See Remarks
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	Open Discharge, Private Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	32-65-14-W4
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	Rural Residential
<b>Foundation:</b>	Block	<b>Utilities:</b>	Electricity Connected, Propane
<b>Features:</b>	Ceiling Fan(s), Closet Organizers, Low Flow Plumbing Fixtures		

**Inclusions:** 1995 winalta shelters mobile home Model 531 serial wini676-95 5137-531, Outhouse, shed(s), garbage trailer, monkey bars, gazebo

Looking for the perfect acreage retreat? This beautifully renovated 1995 manufactured home sits on 10 scenic acres just 25 minutes south of Lac La Biche. Enjoy peaceful hilltop views, storm watching, and stunning sunrises from your brand new deck or relax under the gazebo and grillzebo. The home features updated siding, central A/C, and is fully serviced with a 3000-gallon cistern and a 3000-gallon well. For storage and hobbies, you'll love the 14x20 shed and the pad in place for a future 40x60 shop—with power poles already set. Bring the kids to enjoy the monkey bars, or head out on your own adventure—this property is just 1 km from crown land with sand trails and prime blueberry picking! A fantastic opportunity for country living with endless outdoor fun.