



GRASSROOTS
REALTY GROUP

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14440 Twp Rd 652A Township
Lac La Biche, Alberta

MLS # A2187551



\$725,000

Division:	Lac La Biche		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	1,212 sq.ft.	Age:	1997 (28 yrs old)
Beds:	6	Baths:	2
Garage:	None		
Lot Size:	153.01 Acres		
Lot Feat:	Farm, Few Trees, Garden, Irregular Lot, Meadow, Native Plants, Pasture, Vie		

Heating:	Forced Air, Natural Gas	Water:	Cistern, Dugout, Well
Floors:	Laminate	Sewer:	Open Discharge
Roof:	Metal	Condo Fee:	-
Basement:	Full	LLD:	17-65-14-W4
Exterior:	Concrete, Mixed, Vinyl Siding	Zoning:	Agricultural
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), French Door, Sump Pump(s)		

Inclusions: n/a

153 Acres of Prime Hobby Farm Land with Spacious Home and Extensive Outbuildings Located just 15 minutes south of Lac La Biche, this expansive 153-acre full quarter is set up for the ideal hobby farm or rural retreat. The 2,368 square foot home features 6 bedrooms, 2 bathrooms, and a walk-out basement, offering ample space for family and guests. A new metal roof adds durability and peace of mind. The property includes everything you need for farming, with an outdoor riding arena, tack room, and a 2400 square foot heated barn with a cement floor. A 24'x40' equipment storage building provides plenty of room for tools and machinery. The land is crossed and perimeter fenced. The pasture and hay land produce approximately 200 bales on the first cut. Watering bowls off the dugout ensure easy watering for your livestock. Additionally, there's a 1979 2-bedroom mobile home set up with water, sewer, and natural gas—perfect for a rental unit, guest house, or additional living space. Enjoy the tranquility of rural living, just 2 km off the pavement, with easy access to all the amenities Lac La Biche has to offer. Don't miss out on this incredible opportunity to own a fully functional farm with all the space you need for your dreams to grow!