

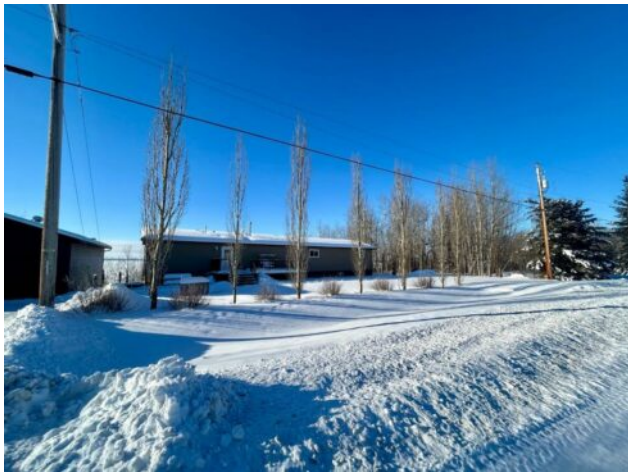


GRASSROOTS
REALTY GROUP

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**374/378, 13221 680 Township
Lac La Biche, Alberta**

MLS # A2189425



\$585,000

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Modular Home		
Size:	1,418 sq.ft.	Age:	2013 (12 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached, Parking Pad, RV Access/Parking		
Lot Size:	1.70 Acres		
Lot Feat:	Beach, Cleared, Corners Marked, Environmental Reserve, Fruit Trees/Shrub(s)		

Heating:	Fireplace(s), Forced Air, Natural Gas, Wood	Water:	Cistern, Other
Floors:	Carpet, Linoleum	Sewer:	Holding Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	3-68-13-W4
Exterior:	Mixed, Vinyl Siding	Zoning:	Country Residential
Foundation:	Piling(s)	Utilities:	Electricity Connected
Features:	Ceiling Fan(s), Double Vanity, No Animal Home, No Smoking Home, Walk-In Closet(s)		

Inclusions: n/a

Welcome to your Dream Lakefront Retreat in Golden Sands! Situated on 1.7 acres of stunning waterfront property, this exceptional offering includes two lots with lush garden beds and a mature yard, creating a private and serene oasis. Perfectly suited for families, outdoor enthusiasts, and entertainers alike, this property provides a unique blend of comfort, functionality, and beauty. The 2013 manufactured home features 3 spacious bedrooms and 2 bathrooms, complete with a cozy gas fireplace and a large deck that overlooks the tranquil lake. The outdoor space is enhanced with a gazebo, pergola, and a 1200-gallon cistern and holding tank, ensuring convenience and sustainability. A 2012 30 x 30 heated garage with 10-foot ceilings offers ample space for vehicles and hobbies. There is also a 30-amp RV parking, a paved driveway, a parking pad, and various sheds and a sea can for extra storage. A separate 1975 3-bedroom cottage, with a loft and mudroom, adds additional living space. The cottage is partially furnished and includes a charming wood stove, creating the perfect retreat during all seasons. Plus a shower house, ideal for added comfort while entertaining. Enjoy the luxury of a powered beach shed with a wood stove and deck to keep all your boating or fishing accessories. With direct access to the lake via a private driveway, this property is truly a must-see for anyone seeking an idyllic lifestyle in a peaceful and scenic setting. Don't miss out on this rare opportunity to own your own lakefront paradise!