



**GRASSROOTS**  
REALTY GROUP

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122, 15249 Twp Rd 665 A  
Rural Lac La Biche County, Alberta

MLS # A2190743



**\$269,900**

|                  |   |               |                   |
|------------------|---|---------------|-------------------|
| <b>Division:</b> | Missawawi Lake Estate                             |               |                   |
| <b>Type:</b>     | Residential/House                                 |               |                   |
| <b>Style:</b>    | Acreage with Residence, Bungalow                  |               |                   |
| <b>Size:</b>     | 1,270 sq.ft.                                      | <b>Age:</b>   | 1988 (37 yrs old) |
| <b>Beds:</b>     | 2   | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Double Garage Detached, Parking Pad               |               |                   |
| <b>Lot Size:</b> | 0.80 Acre   |               |                   |
| <b>Lot Feat:</b> | Back Yard, Irregular Lot, Lawn, Level, Many Trees |               |                   |

|                    |                                 |                   |   |
|--------------------|---------------------------------|-------------------|---|
| <b>Heating:</b>    | Fireplace(s), Forced Air        | <b>Water:</b>     | Cistern                                     |
| <b>Floors:</b>     | Vinyl                           | <b>Sewer:</b>     | Holding Tank                                |
| <b>Roof:</b>       | Asphalt Shingle                 | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | None                            | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Composite Siding                | <b>Zoning:</b>    | COUNTRY RESIDENTIAL                         |
| <b>Foundation:</b> | Piling(s)                       | <b>Utilities:</b> | Electricity Paid For, Natural Gas Connected |
| <b>Features:</b>   | No Animal Home, No Smoking Home |                   |   |

**Inclusions:** Window Coverings, Woodstove

Nestled in Missawawi Estates Phase 2, this 1,270 sq. ft. home sits on a 0.8-acre lot, offering a peaceful retreat just over 10 minutes from Lac La Biche. Built in 1988, this home features a cozy woodstove, large entrance / sitting room, large master bedroom, upgrades including a new high efficiency furnace, new tankless hot water on demand and a two-door detached garage, making it a great fit for those looking to downsize or enjoy quiet living close to town. You'll love the large yard with garden and mature trees for added privacy and giving you the feeling of being in your own private park. With no basement, this home provides convenient, low-maintenance living in a peaceful subdivision.