



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**65368 Range Road 165**  
**Rural Lac La Biche County, Alberta**

**MLS # A2199314**



**\$599,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey, Acreage with Residence		
<b>Size:</b>	2,877 sq.ft.	<b>Age:</b>	1991 (34 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	13.49 Acres		
<b>Lot Feat:</b>	Landscaped, Lawn, Private		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	19-65-16-W4
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	RS Residential
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Kitchen Island, No Smoking Home		

**Inclusions:** N/A

PRICED TO SELL! Exceptional value for your dollar! Over 10 acres with in-law suite and shop - Move-in ready! Multi-generational living capacity perfect for a hobby farm or farmstead. This beautifully updated 6 bedroom, 3.5 bath home features a fully finished double walkout basement with a separate 1 bedroom in-law suite separate from the rec-games room area. The main floor features a large foyer, sunken living room with cathedral ceilings and a wood burning fireplace insert. There is a formal dining room, kitchen with breakfast nook, pantry and south facing composite deck. The main level is completed with a second living room, spare bedroom and 2 piece bath. The spacious master bedroom has its own balcony, 5 piece ensuite, 3 more additional bedrooms and 3 piece bath. Some extras are the 46'x30' shop with four 10'x9' doors on a concrete slab, interior updates include newer furnaces, brand new A/C, washer/dryer, water heater and cistern pump. Centrally located between Plamondon, Boyle and Lac La Biche near lakes and crown land. A rare turn-key opportunity for rural living with space, privacy and versatility.