



GRASSROOTS
REALTY GROUP

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

**613 & 617 Golden Bay Crescent
Lac La Biche, Alberta**

MLS # A2201554



\$639,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	912 sq.ft.	Age:	2011 (14 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Gravel Driveway, None, Off Street		
Lot Size:	1.61 Acres		
Lot Feat:	See Remarks, Sloped, Treed, Views, Waterfront		

Heating:	In Floor, Floor Furnace, Natural Gas, Zoned	Water:	-
Floors:	Hardwood, Vinyl	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Concrete, ICFs (Insulated Concrete Forms), Vinyl Siding, Wood Frame	Zoning:	CR
Foundation:	ICF Block	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, Open Floorplan		

Inclusions: one 40' seacan, one 20' seacan, wooden shed near the lake.

This stunning 1.6-acre lakefront property offers breathtaking views of Lac La Biche Lake, making it an ideal spot to live or unwind with friends. The home boasts high-end finishes, including granite countertops, premium stainless steel appliances, Kitchen Craft cabinets, engineered hardwood floors, a steam shower, and a walk-out basement. Two covered decks provide spectacular views of the lake. Located in the Golden Sands subdivision, the property is 2.5 hours south of Fort McMurray and 3 hours north of Edmonton. Built to the highest standards, this home features a glued and screwed subfloor, 9' ceilings throughout, an ICF block basement, in-floor heating with four zones, a heatilator fireplace, triple-glazed windows, 35-year shingles, and 220 wiring to a 40' sea-can. Additionally, there is another 20' sea-can, a shed, outdoor wiring for a hot tub, and a geotechnical report available. This listing includes two titled lots, offering the potential to sell one or use it for parking a friend's RV for weekend visits. Enjoy the beauty of sunsets and the tranquility of this exceptional home for years to come.