

# \$497,500 - 13164 Lakeland Drive, Lac La Biche

MLS® #A2171186

## \$497,500

3 Bedroom, 3.00 Bathroom, 2,180 sqft

Residential on 9.93 Acres

NONE, Lac La Biche, Alberta

Country Living close to all amenities!!!!

Gorgeous 9.93 Acreage, with paved access just minutes from town, on Lakeland Drive.

Property includes a spacious 2180 sq ft home, with a bright sunny kitchen with lots of cupboards and counter space, includes new huge stainless steel refrigerator and stand up freezer. Living room features hardwood floors, ceramic faced fireplace and large windows to view the beautifully landscaped property.

Gazebo, shade trees, a pond, lots of flower pots, and flower gardens make this property an oasis of beauty!!!! Also includes a 2 room office space, carport, equipment shelters, chicken coop and storage sheds. Property is close to the Golf Course, boat launch and Churchill Park, and only minutes from town and all amenities. Your family will love the space, and the location of this great acreage. Book your viewing, to see this beauty!

\$497500.00



Built in 2007

## Essential Information

MLS® #	A2171186
Price	\$497,500
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,180

Acres	9.93
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### Community Information

Address	13164 Lakeland Drive
Subdivision	NONE
City	Lac La Biche
County	Lac La Biche County
Province	Alberta
Postal Code	T0A2C0

### Amenities

Parking Spaces	4
Parking	Carport

### Interior

Interior Features	Kitchen Island, Open Floorplan, Ceiling Fan(s)
Appliances	Dishwasher, Refrigerator, Freezer, Stove(s), Washer/Dryer
Heating	Natural Gas, Boiler, In Floor
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Crawl Space, None

### Exterior

Exterior Features	Garden, Private Yard
Lot Description	Fruit Trees/Shrub(s), Landscaped, Level, Private, Secluded
Roof	Asphalt, Green Roof
Construction	Mixed, See Remarks
Foundation	None

### Additional Information

Date Listed	October 21st, 2024
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Days on Market	192
Zoning	On Site Estate Residential

## **Listing Details**

Listing Office	RE/MAX LA BICHE REALTY
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