

\$585,000 - 374/378, 13221 680 Township, Lac La Biche

MLS® #A2189425

\$585,000

3 Bedroom, 2.00 Bathroom, 1,418 sqft
Residential on 1.70 Acres

NONE, Lac La Biche, Alberta

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!

Built in 2013

Essential Information

| | |
|----------------|--------------------------------------|
| MLS® # | A2189425 |
| Price | \$585,000 |
| Bedrooms | 3 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,418 |
| Acres | 1.70 |
| Year Built | 2013 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Acreage with Residence, Modular Home |
| Status | Active |

Community Information

| | |
|-------------|-----------------------------|
| Address | 374/378, 13221 680 Township |
| Subdivision | NONE |
| City | Lac La Biche |
| County | Lac La Biche County |
| Province | Alberta |
| Postal Code | T0A 2C0 |

Amenities

| | |
|---------------|---|
| Utilities | Electricity Connected |
| Parking | Double Garage Detached, Parking Pad, RV Access/Parking |
| # of Garages | 2 |
| Is Waterfront | Yes |
| Waterfront | Beach Access, Beach Front, Lake, Lake Front, Waterfront |

Interior

| | |
|-------------------|---|
| Interior Features | Ceiling Fan(s), Double Vanity, No Animal Home, No Smoking Home, Walk-In Closet(s) |
|-------------------|---|

| | |
|-----------------|--|
| Appliances | Built-In Electric Range, Built-In Oven, Dishwasher, Dryer, Microwave, Refrigerator, Washer, Window Coverings |
| Heating | Forced Air, Fireplace(s), Natural Gas, Wood |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 3 |
| Fireplaces | Gas, Living Room, Wood Burning |
| Basement | None |

Exterior

| | |
|-------------------|--|
| Exterior Features | Awning(s), Fire Pit, Garden, Outdoor Shower, Private Yard, Storage |
| Lot Description | Beach, Cleared, Corners Marked, Environmental Reserve, Fruit Trees/Shrub(s), Garden, Gazebo, Irregular Lot, Lake, Lawn, Meadow, No Neighbours Behind, Native Plants, Paved, Waterfront |
| Roof | Asphalt Shingle |
| Construction | Mixed, Vinyl Siding |
| Foundation | Piling(s) |

Additional Information

| | |
|----------------|---------------------|
| Date Listed | January 22nd, 2025 |
| Days on Market | 205 |
| Zoning | Country Residential |

Listing Details

| | |
|----------------|------------------------|
| Listing Office | RE/MAX LA BICHE REALTY |
|----------------|------------------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.