# \$285,000 - #206, 13441 Twp Rd 665a, Lac La Biche

MLS® #A2214644

## \$285,000

1 Bedroom, 1.00 Bathroom, 939 sqft Residential on 0.53 Acres

NONE, Lac La Biche, Alberta

Comfy Cedar Loft Cottage! This well maintained and tastefully renovated home offers a spacious main level with an oversized bathroom with in suite laundry, open concept bright kitchen, dining and, sunken living room with a floor to celling wood burning fireplace feature. The upper level features an oversized loft/bedroom area, with plenty of room for flex space. The hot water tank and furnace are new, flooring is new, Extra rigid Styrofoam was added to the exterior and new cedar siding replaced 7 years ago, shingles were replaced 8 years ago. Outdoors, you have a large deck for entertaining on the very private .53 of an acre lot with mature spruce trees and fire pit area. There is an oversized Metal Shed with a concrete slab, that is large enough to house a vehicle. The property is definitely suitable for year round living or maybe you are looking for a weekend getaway in the highly sought after subdivision of Young's Beach. Only a block away from the boat launch giving you access to Beaver Lake, one of the nicest lakes in the Lac La Biche Region. Enjoy the walking trails in the area, children's park and the very short distance to all in town amenities. The property has full in town utility services. A must See! Call to view today!







Built in 1979

#### **Essential Information**

MLS® # A2214644

Price \$285,000

Bedrooms

Bathrooms 1.00

Full Baths 1

Square Footage 939

Acres 0.53

Year Built 1979

Type Residential Sub-Type Detached

Style 1 and Half Storey, Acreage with Residence

Status Active

# **Community Information**

Address #206, 13441 Twp Rd 665a

Subdivision NONE

City Lac La Biche

County Lac La Biche County

Province Alberta
Postal Code T0A 2C1

### **Amenities**

Parking Quad or More Detached

#### Interior

Interior Features Ceiling Fan(s), High Ceilings, Laminate Counters, See Remarks

Appliances Built-In Electric Range, Refrigerator, Stove(s), Washer/Dryer, Window

Coverings

Heating Fireplace(s), Forced Air, Natural Gas, Wood

Cooling None
Fireplace Yes
# of Fireplaces 1

Fireplaces Wood Burning

Basement None

#### **Exterior**

Exterior Features Fire Pit, Private Yard

Lot Description Back Yard, Landscaped, Lawn, Level, Low Maintenance Landscape,

Private, See Remarks, Street Lighting

Roof Asphalt Shingle

Construction Wood Siding

Foundation Block

## **Additional Information**

Date Listed April 24th, 2025

Days on Market 111

Zoning Low Density Hamlet Reside

# **Listing Details**

Listing Office RE/MAX LA BICHE REALTY

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