

# \$250,000 - 177, 15249 Twp Rd 665a, Lac La Biche

MLS® #A2214953

**\$250,000**

2 Bedroom, 1.00 Bathroom, 801 sqft

Residential on 0.49 Acres

NONE, Lac La Biche, Alberta

Charming lakefront home or cottage getaway on Missawawi Lake in Lac La Biche County. This cozy property features 2 bedrooms, a living room with fireplace, kitchen/dining area, and a 3-piece bathroom with a stand-up shower and stackable washer/dryer. Enjoy birdwatching, kayaking, and canoeing right out your door, with several fishing lakes and boat launches just 15â€“20 minutes away. Conveniently located between Fort McMurray and Edmonton, itâ€™s ideal as a full-time residence or recreational retreat.

The property offers ample parking for vehicles, RVs or boats and it includes a powered guest house with 2 beds, a TV, and fireplace. Lac La Biche is only 10 minutes away and Plamondon (15 minutes) where you can find shopping, schools and amenities. Upgrades include conversion from propane to gas, a renovated bathroom, new shingles, replaced gutters, gravel driveway, and more. Enjoy stunning lake views from the kitchen, living room, or covered front deckâ€”perfect for BBQs, relaxing, or dining outdoors. A firepit area, mature trees, and perennials enhance the natural charm of this property. Click on the 3-D tour to see inside and plan to visit this property soon.



Built in 1989

## Essential Information

MLS® #

A2214953

Price	\$250,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	801
Acres	0.49
Year Built	1989
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### Community Information

Address	177, 15249 Twp Rd 665a
Subdivision	NONE
City	Lac La Biche
County	Lac La Biche County
Province	Alberta
Postal Code	T0A 2C2

### Amenities

Parking	Double Garage Detached
# of Garages	2
Is Waterfront	Yes

### Interior

Interior Features	Bookcases
Appliances	Electric Range, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Basement	None

### Exterior

Exterior Features	Fire Pit, Private Yard, Playground
Lot Description	Back Yard, Environmental Reserve, Landscaped, Lawn, See Remarks, Back Lane, Cleared, Level, Rectangular Lot, Waterfront

Roof	Asphalt Shingle
Construction	Wood Frame, Wood Siding
Foundation	Piling(s)

### **Additional Information**

Date Listed	April 26th, 2025
Days on Market	109
Zoning	Country Residential

### **Listing Details**

Listing Office	People 1st Realty
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