

# \$399,000 - 130, 67417 Mcgrane Road, Lac La Biche County

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MLS® #A2226734

**\$399,000**

4 Bedroom, 2.00 Bathroom, 1,480 sqft  
Residential on 2.85 Acres

McGrane Estates, Lac La Biche County,  
Alberta

Located in Mission Village, this private acreage offers something for everyone in the family. The 2.85 acre - fenced yard is perfect for pets, and there's plenty of space for hobbies and storage with a 28x30 detached garage, 24x16 shed for quads and toys, a playhouse and a municipal park just down the way ....plus a garden, gazebo, and a private back deck to soak up the sun. The home features three main-floor bedrooms plus a spacious front office. The bright, open basement provides endless possibilities and currently hosts the primary bedroom suite, complete with large windows that fill the space with natural light. Click on the 3-D tour to see the home in its entirety. Enjoy the peace and privacy of country living, with the convenience of being close to town and just minutes from Mission Beach. This welcoming acreage is ready for a new family to call it home.

Built in 1991

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2226734  |
| Price      | \$399,000 |
| Bedrooms   | 4         |
| Bathrooms  | 2.00      |
| Full Baths | 2         |



|                |                                  |
|----------------|----------------------------------|
| Square Footage | 1,480                            |
| Acres          | 2.85                             |
| Year Built     | 1991                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | Acreage with Residence, Bi-Level |
| Status         | Active                           |

### **Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 130, 67417 Mcgrane Road |
| Subdivision | McGrane Estates         |
| City        | Lac La Biche County     |
| County      | Lac La Biche County     |
| Province    | Alberta                 |
| Postal Code | T0A 2C2                 |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 6                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | Kitchen Island, See Remarks, Central Vacuum            |
| Appliances        | Dishwasher, Electric Range, Refrigerator, Washer/Dryer |
| Heating           | Forced Air, Natural Gas                                |
| Cooling           | None   |
| Has Basement      | Yes  |
| Basement          | Finished, Full   |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior Features | Private Entrance, Private Yard, Garden, Playground   |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Corner Lot, Gazebo, Landscaped, Dog Run Fenced In, Environmental Reserve, Fruit Trees/Shrub(s), Garden, See Remarks, Wedge Shaped Lot |
| Roof              | Asphalt  |
| Construction      | Concrete, Vinyl Siding, Wood Frame   |
| Foundation        | Poured Concrete  |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | June 1st, 2025 |
| Days on Market | 52             |
| Zoning         | CR             |

**Listing Details**

|                |                   |
|----------------|-------------------|
| Listing Office | People 1st Realty |
|----------------|-------------------|

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