

# \$299,900 - 310 13221 Twp Rd 680, Lac La Biche

MLS® #A2236858

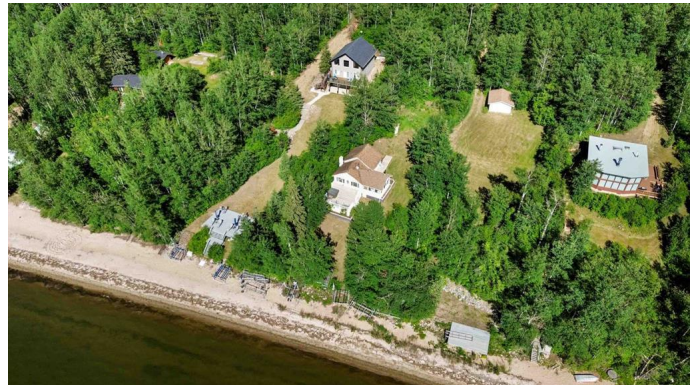
**\$299,900**

3 Bedroom, 1.00 Bathroom, 1,183 sqft

Residential on 0.86 Acres

Lac La Biche, Lac La Biche, Alberta

LAKEFRONT! UNDER 300k! Turn Key; all furniture and right down to the spoons & forks included its just missing YOU; so bring the dogs & kids and enjoy the rest of the summer on the lake! Welcome to the perfect little spot to let all your work stress fade away; while you sit on your two tier deck looking out to the lake or from your lovely sunroom surrounded by windows! Walk down to the Beach and launch your boat or go fishing from the shore or even come in the winter and explore the lake and Ice fish! Warm up to either the wood burring pot belly ceramic fireplace or the pellet stove in the living room! This 3 season cabin is a perfect place to bring the kids and watch them grow up at the lake! Features include natural gas stove, laminate flooring, Fridge, portable dishwasher and all the window coverings. Inside you also have up a small set of stairs that leads up to the 3 bedrooms, and renovated main bath with tub/shower. Main floor as you can see is bright & white and includes large sky light letting lots of sunshine pour in. You have a 2500aprox cistern/sewer tanks on the property as well and as mentioned Natural gas is ran to the property already as you have room to build a garage or shop behind the cabin if you wanted. You have a full size hot water tank & pump and utility room crawl space that could also accommodate a future furnace install if you wanted. As you enter onto this .86 Acre property that still has lots of trees on it you have Parking by the entrance or next tot he



cabin and RV parking as well so bring the friends. The driveway is a shared access driveway with the property next door which is also owned by these folks and is also for sale at \$215k that is cleared and has a 19.5ft x 17 Detached garage on that lot & sewer Tank. Buy this one or Both both and own a double lot at the lake!

Built in 1990

### Essential Information

MLS® #	A2236858
Price	\$299,900
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,183
Acres	0.86
Year Built	1990
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey, Acreage with Residence
Status	Active

### Community Information

Address	310 13221 Twp Rd 680
Subdivision	Lac La Biche
City	Lac La Biche
County	Lac La Biche County
Province	Alberta
Postal Code	T0A 2C1

### Amenities

Parking	Additional Parking, Gated, Gravel Driveway, Parking Pad, RV Access/Parking, Driveway, Rear Drive, Shared Driveway
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### Interior

Interior Features	No Smoking Home, Open Floorplan, See Remarks, Skylight(s)
Appliances	Gas Stove, Refrigerator, Portable Dishwasher

Heating	Baseboard, Electric, Pellet Stove, Wood Stove, Wood
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Living Room, Mantle, Wood Burning, Free Standing, Pellet Stove, Sun Room
Basement	None

## Exterior

Exterior Features	Balcony, Boat Slip, Storage
Lot Description	Front Yard, Lake, Many Trees, See Remarks
Roof	Asphalt Shingle
Construction	See Remarks
Foundation	Pillar/Post/Pier

## Additional Information

Date Listed	July 3rd, 2025
Days on Market	4
Zoning	COUNTRY RESIDENTIAL

## Listing Details

Listing Office	COLDWELL BANKER UNITED
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