

# \$299,888 - 165, 14457 Twp Rd 683, Lac La Biche

MLS® #A2237705

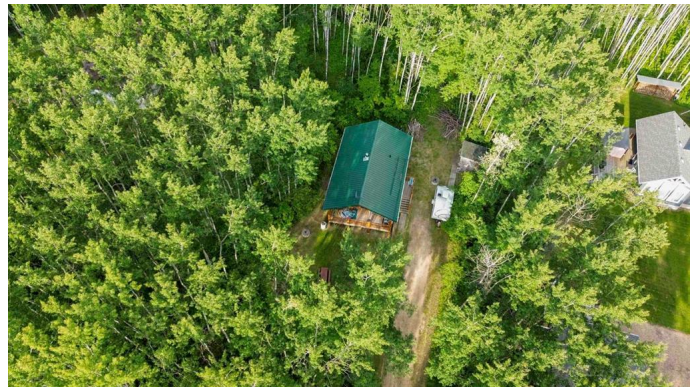
**\$299,888**

2 Bedroom, 1.00 Bathroom, 773 sqft

Residential on 0.53 Acres

NONE, Lac La Biche, Alberta

THIS ONE IS A GEM! LOG ALL SEASON HOME WITH BASEMENT AND IS SURROUNDED BY TREES AND OFFERS LAKE VIEWS TO ENJOY LAC LA BICHES INCREDIBLE SUNSETS. Situated on a half-acre of land that features a municipal reserve trail behind the home, the wildlife corridor, plus a bird sanctuary. The seller is sad to sell this little piece of paradise where she has enjoyed privacy and pure Zen living. This log home features a living area that shines with pride in ownership, vaulted ceilings, solid pine doors, a bright living area, and a cozy living room with a wood-burning fireplace. The main and lower level offers a combined living area of over 1500 sq ft. There is a beautiful kitchen that features a wrap-around island that overlooks your living room and dining nook. There are 2 bedrooms on the main level and a full bathroom. The lower level is almost fully complete and offers a great space for another family room, bedroom, and loads of storage space. Finishing off, this space already includes electrical and drywall. The lower level is complete with a laundry room. The exterior of the home is your private oasis where you can sit on the front veranda and take in picturesque views of the lake. The property has a 2000-gallon cistern and septic tank, furnace, hot water tank, 100-amp service, power, gas, and you will have satellite internet and phone service. The yard is fully landscaped, and you have direct driveway



access to the property. This property is a rare find and priced to sell for under \$300k. You are close to boat launches and a quick commute to town, and just over 2 hours away from Fort McMurray. This property can be the place you call home or your family's recreational property to enjoy lake living in the Summer, and the world-famous ice fishing in the winter. This is an outdoor lover's dream. Call today for your private tour of this special gem.

Built in 2007

### Essential Information

MLS® #	A2237705
Price	\$299,888
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	773
Acres	0.53
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	Bungalow, Acreage with Residence
Status	Active

### Community Information

Address	165, 14457 Twp Rd 683
Subdivision	NONE
City	Lac La Biche
County	Lac La Biche County
Province	Alberta
Postal Code	T0A 2C0

### Amenities

Parking	Driveway, Off Street
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### Interior

Interior Features	Built-in Features, High Ceilings, No Smoking Home, Open Floorplan, See Remarks, Vaulted Ceiling(s)
Appliances	Freezer, Microwave, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning
Has Basement	Yes
Basement	Full, Partially Finished

## Exterior

Exterior Features	Other, Private Yard
Lot Description	Fruit Trees/Shrub(s), No Neighbours Behind, Private, See Remarks
Roof	Metal
Construction	Cedar, Log
Foundation	ICF Block

## Additional Information

Date Listed	July 7th, 2025
Days on Market	5
Zoning	CR

## Listing Details

Listing Office	COLDWELL BANKER UNITED
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