

\$629,500 - 142-13352 Lakeland Drive, Lac La Biche

MLS® #A2187829

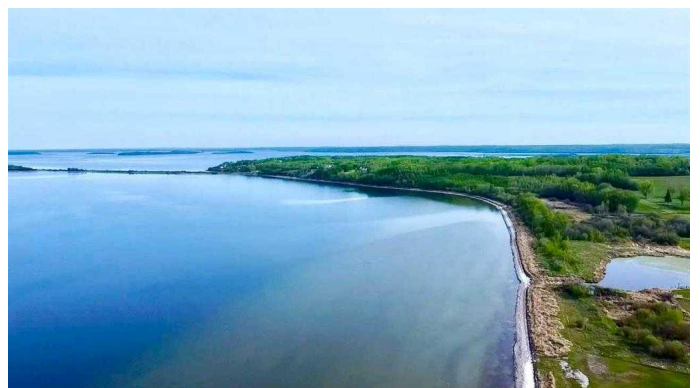
\$629,500

3 Bedroom, 3.00 Bathroom, 2,394 sqft

Residential on 0.46 Acres

Lac La Biche, Lac La Biche, Alberta

Sunset Bay Lakefront Are you looking for a Lakefront Property? This Sunset Bay home and 1/2 acre lakefront offers level lake access, where you can have your own dock and launch your own boat. It's a short walk to the community boat launch and playground, plus paved walking paths to the Golf Course clubhouse, and Churchill Park. This home offers over 2300 sq feet of living space ! As you enter you will be WOWED by the great lake views that can be enjoyed from the kitchen, dining and living room, with full length windows, and the large enclosed deck. The chef's kitchen features loads of custom cabinets, including a large working island, no shortage of space in here. Cozy up in the living room, with the wood burning fireplace, and the exceptional views all year long! Main floor has 2 bedrooms, and 2 bathrooms, large walk in pantry/storage area. Downstairs features a spacious family room, with sculptured stone feature walls, and fireplace. 1 bedroom, 1 bath and laundry room. You will love the kitchenette, and bar room with patio doors to the spa pool-enclosed sunroom and exercise area! The landscaped yard has a 24'x30' garage with attached ped-way to the home, 8'x12' fun shed, with lawn right down to the beach!!!!You would have it all!!!! The dream of Lake Living and the convenience of town services--can't get any better than that! Your family will love the location, and this property!!! \$629,500.00



Built in 1981

Essential Information

MLS® #	A2187829
Price	\$629,500
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	2,394
Acres	0.46
Year Built	1981
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	142-13352 Lakeland Drive
Subdivision	Lac La Biche
City	Lac La Biche
County	Lac La Biche County
Province	Alberta
Postal Code	T0A 2C0

Amenities

Parking Spaces	10
Parking	Double Garage Attached, Additional Parking, Driveway, Garage Faces Side, Off Street
# of Garages	2
Is Waterfront	Yes
Waterfront	Beach Access, Beach Front, Lake, Lake Front, Lake Privileges, Waterfront

Interior

Interior Features	Kitchen Island, Open Floorplan, Pantry, See Remarks, Ceiling Fan(s), Central Vacuum, French Door
Appliances	Dishwasher, Refrigerator, Washer/Dryer, Gas Stove
Heating	Forced Air, Natural Gas
Cooling	None

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Basement, Brick Facing, Wood Burning
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior Features	BBQ gas line, Lighting, Private Yard, Dock, Fire Pit, Storage
Lot Description	Back Yard, Few Trees, Front Yard, Beach, Cleared, Environmental Reserve, Gentle Sloping, Lake, Lawn, Low Maintenance Landscape, Private, Views, Waterfront
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	January 31st, 2025
Days on Market	81
Zoning	Country Residential

Listing Details

Listing Office	RE/MAX LA BICHE REALTY
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.