

# \$279,500 - 122, 15249 Twp Rd 665 A, Lac La Biche County

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MLS® #A2190743

## \$279,500

2 Bedroom, 1.00 Bathroom, 1,270 sqft  
Residential on 0.80 Acres

Missawawi Lake Estate, Lac La Biche County,  
Alberta

Nestled in Missawawi Estates Phase 2, this 1,270 sq. ft. home sits on a 0.8-acre lot, offering a peaceful retreat just over 10 minutes from Lac La Biche. Built in 1988, this home features a cozy woodstove, large entrance / sitting room, large master bedroom, upgrades including a new high efficiency furnace, new tankless hot water on demand and a two-door detached garage, making it a great fit for those looking to downsize or enjoy quiet living close to town. You'll love the large yard with garden and mature trees for added privacy and giving you the feeling of being in your own private park. With no basement, this home provides convenient, low-maintenance living in a peaceful subdivision.

Built in 1988

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2190743    |
| Price          | \$279,500   |
| Bedrooms       | 2           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 1,270       |
| Acres          | 0.80        |
| Year Built     | 1988        |
| Type           | Residential |



|          |                                  |
|----------|----------------------------------|
| Sub-Type | Detached                         |
| Style    | Acreage with Residence, Bungalow |
| Status   | Active                           |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 122, 15249 Twp Rd 665 A |
| Subdivision | Missawawi Lake Estate   |
| City        | Lac La Biche County     |
| County      | Lac La Biche County     |
| Province    | Alberta                 |
| Postal Code | T0A 2C0                 |

### Amenities

|              |                                     |
|--------------|-------------------------------------|
| Parking      | Double Garage Detached, Parking Pad |
| # of Garages | 2                                   |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | No Animal Home, No Smoking Home                  |
| Appliances        | Dishwasher, Refrigerator, Stove(s), Washer/Dryer |
| Heating           | Fireplace(s), Forced Air                         |
| Cooling           | None   |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Wood Burning                                     |
| Basement          | None   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior Features | Storage   |
| Lot Description   | Back Yard, Lawn, Irregular Lot, Level, Many Trees |
| Roof              | Asphalt Shingle                                   |
| Construction      | Composite Siding                                  |
| Foundation        | Piling(s)   |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | January 27th, 2025  |
| Days on Market | 82                  |
| Zoning         | COUNTRY RESIDENTIAL |

### Listing Details

Listing Office

RE/MAX LA BICHE REALTY

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