

# **\$285,000 - #206, 13441 Twp Rd 665a, Lac La Biche**

MLS® #A2214644

**\$285,000**

1 Bedroom, 1.00 Bathroom, 939 sqft

Residential on 0.53 Acres

NONE, Lac La Biche, Alberta

Comfy Cedar Loft Cottage! This well maintained and tastefully renovated home offers a spacious main level with an oversized bathroom with in suite laundry, open concept bright kitchen, dining and, sunken living room with a floor to ceiling wood burning fireplace feature. The upper level features an oversized loft/bedroom area, with plenty of room for flex space. The hot water tank and furnace are new, flooring is new, Extra rigid Styrofoam was added to the exterior and new cedar siding replaced 7 years ago, shingles were replaced 8 years ago. Outdoors, you have a large deck for entertaining on the very private .53 of an acre lot with mature spruce trees and fire pit area. There is an oversized Metal Shed with a concrete slab, that is large enough to house a vehicle. The property is definitely suitable for year round living or maybe you are looking for a weekend getaway in the highly sought after subdivision of Young's Beach. Only a block away from the boat launch giving you access to Beaver Lake, one of the nicest lakes in the Lac La Biche Region. Enjoy the walking trails in the area, children's park and the very short distance to all in town amenities. The property has full in town utility services. A must See! Call to view today!

Built in 1979

## **Essential Information**

MLS® #

A2214644



Price	\$285,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	939
Acres	0.53
Year Built	1979
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey, Acreage with Residence
Status	Active

### **Community Information**

Address	#206, 13441 Twp Rd 665a
Subdivision	NONE
City	Lac La Biche
County	Lac La Biche County
Province	Alberta
Postal Code	T0A 2C1

### **Amenities**

Parking	Quad or More Detached
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### **Interior**

Interior Features	Ceiling Fan(s), High Ceilings, Laminate Counters, See Remarks
Appliances	Built-In Electric Range, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Fireplace(s), Forced Air, Natural Gas, Wood
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Basement	None

### **Exterior**

Exterior Features	Fire Pit, Private Yard
Lot Description	Back Yard, Landscaped, Lawn, Level, Low Maintenance Landscape, Private, See Remarks, Street Lighting
Roof	Asphalt Shingle

Construction	Wood Siding
Foundation	Block

### **Additional Information**

Date Listed	April 24th, 2025
Days on Market	119
Zoning	Low Density Hamlet Reside

### **Listing Details**

Listing Office	RE/MAX LA BICHE REALTY
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