

# **\$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

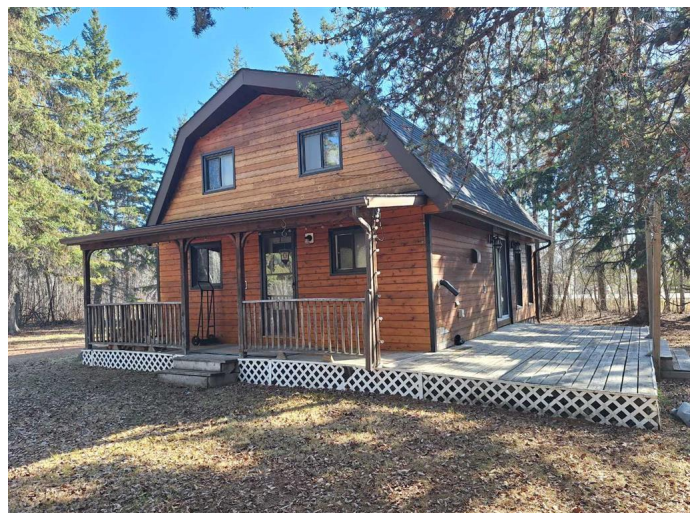
Comfy Cedar Loft Cottage! This well maintained and tastefully renovated home offers a spacious main level with an oversized bathroom with in suite laundry, open concept bright kitchen, dining and, sunken living room with a floor to ceiling wood burning fireplace feature. The upper level features an oversized 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          | Acreage with Residence, 1 and Half Storey |
| 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 |
|---------|-----------------------|

### 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 | 13                        |
| Zoning         | Low Density Hamlet Reside |

**Listing Details**

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

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