

# \$250,000 - 237 + 241, 11120 Twp Rd 632a, Lac La Biche

MLS® #A2222799

## \$250,000

3 Bedroom, 1.00 Bathroom, 864 sqft

Residential on 0.99 Acres

NONE, Lac La Biche, Alberta

Your Perfect Turn Key Getaway Awaits!

Located in the Bennet Beach Subdivision at Fork Lake. This fantastic package is set on 2 fully fenced lots equaling .99 of an acre.

Features a well constructed, fully furnished down to the pots, pans, plates and silverware 3 bedroom cabin, a few short steps away from the cabin is the shower house with running water from the well, a 24x24 insulated garage set up for wood working, with power and heat from the Osbourne wood stove also included is a incredibly built 30x46 Quonset with cement floors and footings with a beautiful beam ceiling, a fully stocked wood shed and covered fire pit area. The yard is landscaped and offers fruit trees, a garden plot area and plenty of space for additional friends and family to bring there RV's. Gorgeous Bennett Beach is just a short walk away and Fork Lake is sure to entertain all your water activities. Just 10 minutes to the Rich Lake convenience store for additional supplies and 40 minutes to Lac La Biche for all in town Amenities. Act Fast, this property is priced to Sell!

Built in 1988

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2222799  |
| Price     | \$250,000 |
| Bedrooms  | 3         |
| Bathrooms | 1.00      |



|                |                                       |
|----------------|---------------------------------------|
| Half Baths     | 1                                     |
| Square Footage | 864                                   |
| Acres          | 0.99                                  |
| Year Built     | 1988                                  |
| Type           | Residential                           |
| Sub-Type       | Recreational                          |
| Style          | Acreage with Residence, Cottage/Cabin |
| Status         | Active                                |

### **Community Information**

|             |                              |
|-------------|------------------------------|
| Address     | 237 + 241, 11120 Twp Rd 632a |
| Subdivision | NONE                         |
| City        | Lac La Biche                 |
| County      | Lac La Biche County          |
| Province    | Alberta                      |
| Postal Code | T0A 2C0                      |

### **Amenities**

|              |                                                                                                   |
|--------------|---------------------------------------------------------------------------------------------------|
| Parking      | Double Garage Detached, Quad or More Detached, RV Access/Parking, See Remarks, Workshop in Garage |
| # of Garages | 2                                                                                                 |

### **Interior**

|                   |                                        |
|-------------------|----------------------------------------|
| Interior Features | See Remarks                            |
| Appliances        | See Remarks                            |
| Heating           | Fireplace(s), See Remarks, Wood        |
| Cooling           | None                                   |
| Fireplace         | Yes                                    |
| # of Fireplaces   | 2                                      |
| Fireplaces        | Family Room, Other, Wood Burning Stove |
| Basement          | None                                   |

### **Exterior**

|                   |                                               |
|-------------------|-----------------------------------------------|
| Exterior Features | Private Yard, Storage                         |
| Lot Description   | Landscaped, Lawn, Private, See Remarks, Treed |
| Roof              | Metal                                         |
| Construction      | Wood Siding                                   |
| Foundation        | Piling(s)                                     |

### **Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | May 20th, 2025      |
| Days on Market | 89                  |
| Zoning         | Country Residential |

**Listing Details**

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

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