

# \$274,999 - 13407 55 Highway, Lac La Biche

MLS® #A2245225

**\$274,999**

3 Bedroom, 2.00 Bathroom, 1,216 sqft

Residential on 1.95 Acres

Lac La Biche, Lac La Biche, Alberta

Visit REALTOR® website for additional information. Affordable Acreage Living with Endless Water & Great Extras! Looking for country charm, elbow room, and loads of potential? This 1.95-acre property borders the local community center and offers a great mix of space, function, and value. Whether you're starting out or downsizing to something simpler—this one's worth a look! This 1988 16' x 76' mobile home has 2 bedrooms and a full 4 piece bathroom at one end and the other hold your master bedroom with walk-in closet and its own 4 piece bathroom. Vaulted ceiling in the living room and kitchen for an open, airy feel. Wood stove in the living room keeps it cozy. Skylight for added natural light. Kitchen includes fridge, stove, range hood, and dishwasher — all stay! Major Upgrades. New shingles (2024). New hot water tank (2025). New pressure tank (2025) — Insulated well shack upgraded for year-round access. Mature trees surround the yard for privacy and shade.

Built in 1988

## Essential Information

MLS® #	A2245225
Price	\$274,999
Bedrooms	3
Bathrooms	2.00
Full Baths	2



Square Footage	1,216
Acres	1.95
Year Built	1988
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Single Wide Mobile Home
Status	Active

### Community Information

Address	13407 55 Highway
Subdivision	Lac La Biche
City	Lac La Biche
County	Lac La Biche County
Province	Alberta
Postal Code	T0A 2C0

### Amenities

Parking Spaces	6
Parking	Off Street

### Interior

Interior Features	Ceiling Fan(s), High Ceilings, Skylight(s), Storage, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Washer, Range
Heating	Forced Air, Wood Stove
Cooling	Window Unit(s)
Fireplaces	None
Has Basement	Yes
Basement	None, Crawl Space

### Exterior

Exterior Features	Fire Pit, Garden, Private Yard, Storage
Lot Description	Garden, Lawn, Many Trees, No Neighbours Behind, Private, Rectangular Lot, Treed, Brush
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Other

### Additional Information

Date Listed	August 2nd, 2025
Days on Market	4
Zoning	RS

## **Listing Details**

Listing Office	PG Direct Realty Ltd.
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