

\$629,500 - 142-13352 Lakeland Drive, Lac La Biche

MLS® #A2187829

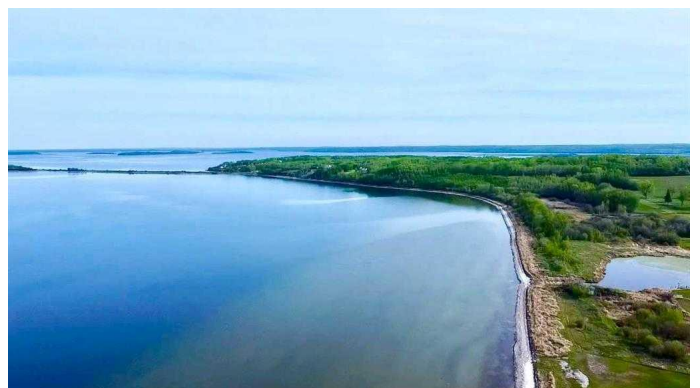
\$629,500

3 Bedroom, 3.00 Bathroom, 2,394 sqft

Residential on 0.46 Acres

Lac La Biche, Lac La Biche, Alberta

Sunset Bay Lakefront Are you looking for a Lakefront Property? This Sunset Bay home and 1/2 acre lakefront offers level lake access, where you can have your own dock and launch your own boat. It's a short walk to the community boat launch and playground, plus paved walking paths to the Golf Course clubhouse, and Churchill Park. This home offers over 2300 sq feet of living space ! As you enter you will be WOWED by the great lake views that can be enjoyed from the kitchen, dining and living room, with full length windows, and the large enclosed deck. The chef's kitchen features loads of custom cabinets, including a large working island, no shortage of space in here. Cozy up in the living room, with the wood burning fireplace, and the exceptional views all year long! Main floor has 2 bedrooms, and 2 bathrooms, large walk in pantry/storage area. Downstairs features a spacious family room, with sculptured stone feature walls, and fireplace. 1 bedroom, 1 bath and laundry room. You will love the kitchenette, and bar room with patio doors to the spa pool-enclosed sunroom and exercise area! The landscaped yard has a 24'x30' garage with attached ped-way to the home, 8'x12' fun shed, with lawn right down to the beach!!!!You would have it all!!!! The dream of Lake Living and the convenience of town services--can't get any better than that! Your family will love the location, and this property!!! \$629,500.00



Built in 1981

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2187829 |
| Price | \$629,500 |
| Bedrooms | 3 |
| Bathrooms | 3.00 |
| Full Baths | 3 |
| Square Footage | 2,394 |
| Acres | 0.46 |
| Year Built | 1981 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|--------------------------|
| Address | 142-13352 Lakeland Drive |
| Subdivision | Lac La Biche |
| City | Lac La Biche |
| County | Lac La Biche County |
| Province | Alberta |
| Postal Code | T0A 2C0 |

Amenities

| | |
|----------------|-------------------------------------------------------------------------------------|
| Parking Spaces | 10 |
| Parking | Additional Parking, Double Garage Attached, Driveway, Off Street, Garage Faces Side |
| # of Garages | 2 |
| Is Waterfront | Yes |
| Waterfront | Beach Access, Beach Front, Lake, Lake Front, Lake Privileges, Waterfront |

Interior

| | |
|-------------------|--------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Central Vacuum, French Door, Kitchen Island, Open Floorplan, Pantry, See Remarks |
| Appliances | Dishwasher, Gas Stove, Refrigerator, Washer/Dryer |
| Heating | Forced Air, Natural Gas |
| Cooling | None |

| | |
|-----------------|--------------------------------------|
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Basement, Wood Burning, Brick Facing |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | BBQ gas line, Fire Pit, Lighting, Private Yard, Storage, Dock |
| Lot Description | Back Yard, Few Trees, Front Yard, Lawn, Low Maintenance Landscape, Gentle Sloping, Private, Views, Beach, Cleared, Environmental Reserve, Lake, Waterfront |
| Roof | Asphalt Shingle |
| Construction | Concrete, Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|---------------------|
| Date Listed | January 31st, 2025 |
| Days on Market | 79 |
| Zoning | Country Residential |

Listing Details

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

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