

# **\$585,000 - 374/378, 13221 680 Township, Lac La Biche**

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MLS® #A2189425

**\$585,000**

3 Bedroom, 2.00 Bathroom, 1,418 sqft  
Residential on 1.70 Acres

NONE, Lac La Biche, Alberta

Welcome to your Dream Lakefront Retreat in Golden Sands!

Situated on 1.7 acres of stunning waterfront property, this exceptional offering includes two lots with lush garden beds and a mature yard, creating a private and serene oasis. Perfectly suited for families, outdoor enthusiasts, and entertainers alike, this property provides a unique blend of comfort, functionality, and beauty.

The 2013 manufactured home features 3 spacious bedrooms and 2 bathrooms, complete with a cozy gas fireplace and a large deck that overlooks the tranquil lake. The outdoor space is enhanced with a gazebo, pergola, and a 1200-gallon cistern and holding tank, ensuring convenience and sustainability. A 2012 30 x 30 heated garage with 10-foot ceilings offers ample space for vehicles and hobbies. There is also a 30-amp RV parking, a paved driveway, a parking pad, and various sheds and a sea can for extra storage.

A separate 1975 3-bedroom cottage, with a loft and mudroom, adds additional living space. The cottage is partially furnished and includes a charming wood stove, creating the perfect retreat during all seasons. Plus a shower house, ideal for added comfort while entertaining.

Enjoy the luxury of a powered beach shed with a wood stove and deck to keep all your boating or fishing accessories.

With direct access to the lake via a private driveway, this property is truly a must-see for



anyone seeking an idyllic lifestyle in a peaceful and scenic setting. Don't miss out on this rare opportunity to own your own lakefront paradise!

Built in 2013

### Essential Information

MLS® #	A2189425
Price	\$585,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,418
Acres	1.70
Year Built	2013
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Modular Home
Status	Active

### Community Information

Address	374/378, 13221 680 Township
Subdivision	NONE
City	Lac La Biche
County	Lac La Biche County
Province	Alberta
Postal Code	T0A 2C0

### Amenities

Utilities	Electricity Connected
Parking	Double Garage Detached, Parking Pad, RV Access/Parking
# of Garages	2
Is Waterfront	Yes
Waterfront	Beach Access, Beach Front, Lake, Lake Front, Waterfront

### Interior

Interior Features	Ceiling Fan(s), Double Vanity, No Animal Home, No Smoking Home, Walk-In Closet(s)
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Appliances	Built-In Electric Range, Built-In Oven, Dishwasher, Dryer, Microwave, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Fireplace(s), Natural Gas, Wood
Cooling	None
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Gas, Living Room, Wood Burning
Basement	None

## Exterior

Exterior Features	Awning(s), Fire Pit, Garden, Outdoor Shower, Private Yard, Storage
Lot Description	Beach, Cleared, Corners Marked, Environmental Reserve, Fruit Trees/Shrub(s), Garden, Gazebo, Irregular Lot, Lake, Lawn, Meadow, No Neighbours Behind, Native Plants, Paved, Waterfront
Roof	Asphalt Shingle
Construction	Mixed, Vinyl Siding
Foundation	Piling(s)

## Additional Information

Date Listed	January 22nd, 2025
Days on Market	196
Zoning	Country Residential

## Listing Details

Listing Office	RE/MAX LA BICHE REALTY
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