

# \$224,900 - 158, 5377 670 Township, Lac La Biche

MLS® #A2206878

**\$224,900**

2 Bedroom, 1.00 Bathroom, 1,064 sqft

Residential on 0.46 Acres

Lac La Biche, Lac La Biche, Alberta

**PRICE IMPROVEMENT!!** Missawawi Lakefront Lac La Biche. 1064 sq/ft, 2bedroom, 1 bath home on 1/2 Acre lake lot. Great views of Missawawi Lake and the environmental reserve full of birds and wildlife. The 1/2 acre lot is landscaped with mature trees, perennial gardens and there is a 10x16 shed and a 24x20 detached garage. Walk out the glass door from kitchen onto a West facing deck for the best sunsets and tranquil views. Entrance to the rear of the home into a 13x8 mud room addition. Laundry area with newer front load appliances and a crawl space access to service you hot water tank and possible future forced air furnace. Kitchen, dining and living rooms are open to each other giving ample space to entertain and keep the whole family together. The master bedroom has a large closet and laminate flooring. The bathroom has a deep tub and shower combo with lots of space for your stuff and things. Whether you are looking for a quiet comfortable acreage or a 365 day a year getaway home, this property will fit your needs. Come see all the peace and recreation Missawawi has to offer!

Built in 1983

## Essential Information

MLS® # A2206878

Price \$224,900



|                |                                  |
|----------------|----------------------------------|
| Bedrooms       | 2                                |
| Bathrooms      | 1.00                             |
| Full Baths     | 1                                |
| Square Footage | 1,064                            |
| Acres          | 0.46                             |
| Year Built     | 1983                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | Acreage with Residence, Bungalow |
| Status         | Active                           |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 158, 5377 670 Township |
| Subdivision | Lac La Biche           |
| City        | Lac La Biche           |
| County      | Lac La Biche County    |
| Province    | Alberta                |
| Postal Code | T0A 2C0                |

### Amenities

|              |                        |
|--------------|------------------------|
| Parking      | Single Garage Detached |
| # of Garages | 1                      |
| Waterfront   | Lake, Lake Front       |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Pantry   |
| Appliances        | Dishwasher, Refrigerator, Stove(s), Washer/Dryer |
| Heating           | Baseboard, Wood Stove                            |
| Cooling           | None   |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Wood Burning Stove                               |
| Basement          | None   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Fire Pit, Private Yard                 |
| Lot Description   | Environmental Reserve, Few Trees, Lake |
| Roof              | Asphalt Shingle                        |
| Construction      | Wood Frame, Wood Siding                |

Foundation                Poured Concrete

**Additional Information**

Date Listed                March 29th, 2025  
Days on Market            134  
Zoning                      Residential

**Listing Details**

Listing Office              COLDWELL BANKER UNITED

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