

# \$250,000 - #369, 13441 Twp Rd 665a, Lac La Biche

MLS® #A2258096

## \$250,000

2 Bedroom, 2.00 Bathroom, 1,212 sqft  
Residential on 0.20 Acres

Lac La Biche, Lac La Biche, Alberta

Affordable Opportunity in a Great  
Neighborhood!

This 2-bedroom, 2-bath home is located in a highly desirable neighborhood of Young's Beach and offers excellent potential for the right buyer, just a block to the Beaver Lake Boat Launch. Featuring a double detached garage and situated on a nice-sized corner lot, this property is ready for your vision. The home requires extensive work and updating, making it a perfect opportunity for investors, flippers, or buyers looking to create their dream home from the ground up. With strong surrounding property values and a sought-after location, the possibilities are endless. Bring your ideas, roll up your sleeves, and take advantage of this rare chance to own in a great community at an affordable price. All offers must accompany a Schedule A

Built in 1967

### Essential Information

MLS® #	A2258096
Price	\$250,000
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,212
Acres	0.20



Year Built	1967
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	#369, 13441 Twp Rd 665a
Subdivision	Lac La Biche
City	Lac La Biche
County	Lac La Biche County
Province	Alberta
Postal Code	T0A 2C0

### **Amenities**

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### **Interior**

Interior Features	See Remarks
Appliances	None
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Partial, Partially Finished

### **Exterior**

Exterior Features	None
Lot Description	Corner Lot, Lake, Landscaped, See Remarks, Street Lighting
Roof	Asphalt Shingle
Construction	Mixed, Stucco, Wood Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	September 17th, 2025
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Days on Market 21  
Zoning Low Density Hamlet Reside

### **Listing Details**

Listing Office RE/MAX LA BICHE REALTY

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