

# \$188,000 - 425, 15538 Old Trail, Lac La Biche County

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MLS® #A2054019

**\$188,000**

2 Bedroom, 1.00 Bathroom, 972 sqft

Residential on 0.36 Acres

NONE, Lac La Biche County, Alberta

Welcome to Bayview Beach a small lakeside subdivision on Lac La Biche Lake. Just 2 hours north of Edmonton and 2.5 hours south of Fort McMurray, many people enjoy this location as a full-time residence or just for recreation. This 972 sq. ft home could be a cottage or home. It has 2 bedrooms, a wide open living area with vaulted ceiling, kitchen and dining room, a 3-piece bathroom with newly tiled bathtub surround and a cozy woodstove. It also has a forced air furnace, it's on an insulated crawl space with cement piles and heated with propane. Outside you will find .36 of an acre (just the right amount of yard to maintain), a storage shed and a fire pit behind the house. The yard is mostly fenced and has a 1000 gallon cistern and septic tank. All the furnishings are negotiable, this place is ready for you! Click on the 3-D tour to virtually see the inside.



Built in 1985

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2054019  |
| Price          | \$188,000 |
| Sold Price     | \$175,000 |
| Bedrooms       | 2         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 972       |
| Acres          | 0.36      |

|            |                                  |
|------------|----------------------------------|
| Year Built | 1985                             |
| Type       | Residential                      |
| Sub-Type   | Detached                         |
| Style      | Acreage with Residence, Bungalow |
| Status     | Sold                             |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 425, 15538 Old Trail |
| Subdivision | NONE                 |
| City        | Lac La Biche County  |
| County      | Lac La Biche County  |
| Province    | Alberta              |
| Postal Code | T0A 2T0              |

### Amenities

|                |            |
|----------------|------------|
| Parking Spaces | 4          |
| Parking        | Off Street |

### Interior

|                   |                                              |
|-------------------|----------------------------------------------|
| Interior Features | High Ceilings, Open Floorplan                |
| Appliances        | Electric Oven, Refrigerator, Washer          |
| Heating           | Forced Air, Propane, Wood Stove              |
| Cooling           | None                                         |
| Fireplace         | Yes                                          |
| # of Fireplaces   | 1                                            |
| Fireplaces        | Dining Room, Glass Doors, Wood Burning Stove |
| Has Basement      | Yes                                          |
| Basement          | Crawl Space, None                            |

### Exterior

|                   |                                                                                  |
|-------------------|----------------------------------------------------------------------------------|
| Exterior Features | Fire Pit, Garden, Storage                                                        |
| Lot Description   | Back Yard, Corners Marked, Garden, No Neighbours Behind, Landscaped, See Remarks |
| Roof              | Metal                                                                            |
| Construction      | See Remarks, Vinyl Siding, Wood Frame                                            |
| Foundation        | Piling(s)                                                                        |

### Additional Information

|             |                |
|-------------|----------------|
| Date Listed | June 3rd, 2023 |
|-------------|----------------|

|                |                     |
|----------------|---------------------|
| Date Sold      | June 8th, 2024      |
| Days on Market | 368                 |
| Zoning         | country residential |
| HOA Fees       | 0.00                |

**Listing Details**

Listing Office               SELLER DIRECT NORTHERN HOMES REALTY

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