

\$450,000 - 501, 15156 Old Trail Road, Lac La Biche

MLS® #A2063464

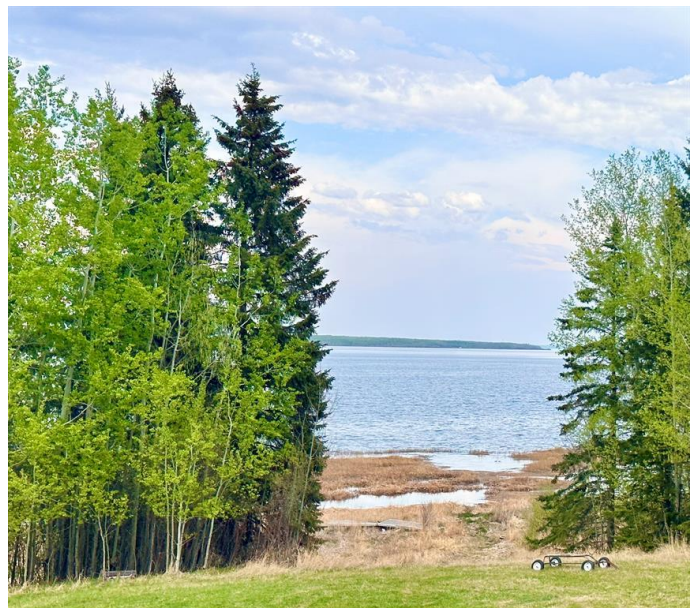
\$450,000

5 Bedroom, 3.00 Bathroom, 2,646 sqft

Residential on 6.94 Acres

Lac La Biche, Lac La Biche, Alberta

REDUCED BY \$100,000! Check out this home with over 300' of LAKEFRONT and sitting on 6.94 acres! There is room for a family to live, grow, and play here! Drive up the long asphalt driveway to the double car detached garage providing parking spots owners and guests! This property has so much space and design potential! The house has 4815 square feet of living space including the main floor and basement! Walk into this house and let your ideas run free on how to use it all. The Kitchen, Dining Room, and Living Room are open to each other with large windows facing Lac La Biche Lake! Three other bedrooms on this floor have lakeview as well! The Master Bedroom features an ensuite, stand up shower, and doors to the balcony. On this floor you will also find a wonderful bright Sunroom, 4-piece Bathroom, a Laundry room and Pantry. The walkout basement consists of a huge Family Room, 2 more large Bedrooms, a 4 piece bathroom, and a recreation room! In the backyard there is an outdoor pool covered with a retractable glass enclosure. The framework home and most of the finishings are complete. It does not come with appliances. will require repairs, is sold "as is, where is", but this gives the owner the opportunity to finish it with their own taste! The land is zoned agricultural so owners can have a few animals, grow a garden, maybe plant some fruit trees. There are municipal services available to hook up to in the Ulliach Beach subdivision. The property is located between Lac La Biche and



Plamondon on the scenic paved Old Trail Road. This waterfront property is and waiting for you to call your own and enjoy!

Built in 1996

Essential Information

MLS® #	A2063464
Price	\$450,000
Sold Price	\$456,000
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,646
Acres	6.94
Year Built	1996
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Sold

Community Information

Address	501, 15156 Old Trail Road
Subdivision	Lac La Biche
City	Lac La Biche
County	Lac La Biche County
Province	Alberta
Postal Code	T0A 2C0

Amenities

Parking Spaces	6
Parking	Double Garage Detached
Is Waterfront	Yes

Interior

Interior Features	Kitchen Island, No Smoking Home, Pantry
Appliances	None
Heating	Forced Air, Natural Gas

Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Lake, Front Yard, Many Trees, Rectangular Lot, Sloped, Views, Waterfront
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 5th, 2023
Date Sold	December 29th, 2023
Days on Market	177
Zoning	AGRICULTURAL
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX LA BICHE REALTY
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