

\$329,900 - 478, 67432 Mcgrane Road, Lac La Biche

MLS® #A2092171

\$329,900

2 Bedroom, 1.00 Bathroom, 630 sqft
Residential on 0.29 Acres

Lac La Biche, Lac La Biche, Alberta

Welcome to this beautiful 4 season cabin located on Mission Beach in Lac La Biche, offering stunning lake views and beach access all year round. This cabin has undergone extensive updates in 2021 and 2022, including a new gas furnace, electrical and electrical panel, plumbing, new flooring, new windows and doors, insulation throughout (including spray foam insulation in the crawl space), and new cedar siding.

The primary bedroom features a large patio door leading to the back deck, allowing you to wake up to the breathtaking view of the lake every morning. There is also a second bedroom for kids or guests. The 3-piece bathroom includes stackable laundry, making it convenient for all your laundry needs.

Step inside this charming cabin and experience the warmth and coziness of the interior. The cabin's interior features a rustic and inviting cabin feel, with butcher block countertops, wood-burning fireplace, and beautiful pine ceilings and walls. The cabin's flooring has also been updated, adding to the overall aesthetic and charm of the space. This cabin is equipped with a built-in speaker system, both inside and on the deck, perfect for entertaining guests. A large new deck was also built in 2021, providing ample space for outdoor activities and relaxation.

The double detached garage is a bonus



feature, with a gas line ran to it for a potential heater. There is also a trenched line for a bunkie, providing an opportunity for expansion in the future. Currently, the cabin is tied into MUNICIPAL WATER & SEWER.

This cabin is perfect for those seeking a peaceful retreat away from the hustle and bustle of the city. With its stunning lake views and beach access, it offers the perfect opportunity to enjoy all four seasons in comfort and style. Don't miss out on this incredible opportunity to own your own piece of paradise on Mission Beach in Lac La Biche

Built in 1970

Essential Information

MLS® #	A2092171
Price	\$329,900
Sold Price	\$323,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	630
Acres	0.29
Year Built	1970
Type	Residential
Sub-Type	Recreational
Style	Cottage/Cabin
Status	Sold

Community Information

Address	478, 67432 Mcgrane Road
Subdivision	Lac La Biche
City	Lac La Biche
County	Lac La Biche County
Province	Alberta
Postal Code	T0A 2C0

Amenities

Parking Spaces	4
Parking	Double Garage Detached, Driveway, Garage Faces Front, Off Street
Is Waterfront	Yes
Waterfront	Beach Front, Lake Access

Interior

Interior Features	Built-in Features, Ceiling Fan(s), Open Floorplan, See Remarks, Wired for Sound, Wood Counters
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Mantle, Wood Burning
Basement	None

Exterior

Exterior Features	Barbecue, Fire Pit, Lighting, Private Yard
Lot Description	Back Yard, Cleared, Fruit Trees/Shrub(s), Lake, Front Yard, Low Maintenance Landscape, Landscaped, Many Trees, Rectangular Lot, Waterfront
Roof	Shingle
Construction	Wood Frame
Foundation	Pillar/Post/Pier

Additional Information

Date Listed	November 7th, 2023
Date Sold	May 24th, 2024
Days on Market	199
Zoning	Country Residential
HOA Fees	0.00

Listing Details

Listing Office	COLDWELL BANKER UNITED
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