

\$524,500 - 166, 13352 Lakeland Drive, Lac La Biche

MLS® #A2114292

\$524,500

4 Bedroom, 2.00 Bathroom, 2,978 sqft

Residential on 0.65 Acres

NONE, Lac La Biche, Alberta

Sunset Bay Beauty. Check out this one of a kind, lake and Golf course access property. 1491 sq.ft raised bungalow with large bi-level entrance split to access both the main floor and the fully developed walkout basement. The sunlit entrance offers year round natural daylight from the large skylight with plenty of room for family and guests to come and go. The main floor, with its open concept design consists of two large bedrooms, large sitting room with efficient Blaze King woodstove, Beautiful modern kitchen with Island (moveable) quartz counter tops, 4 appliances with Gas range and over the range microwave. This open concept from the bedrooms to the kitchen/dining all enjoy the view from the huge sunroom that enjoys a panoramic view of Lac La Biche lake and Sir Winston Churchill Provincial park. From the sunroom you will witness the most beautiful sunsets ever seen in Lac La Biche. The back entrance has the 4 piece bath, extra closets and storage as well as another access to the wrap around deck. In the basement you'll enjoy year comfort with cool summer nights and cozy warmth in the winter with in floor heating and a gas fireplace near the exit to the hot tub. There's plenty of storage, mechanical, laundry and a huge games and tv area. The primary bedroom has its own entrance to the full bathroom through the walkthrough his/hers walk-in closet. This home has a feature that the owners had installed and you'll reap the benefits of their investment and efforts.



The 12.4 Kw capacity Solar system was installed and planned for maximum solar collection. The panels with separate micro inverters were installed in three directions. The owners essentially produce more power than they can consume for their lifestyle. Imagine getting money back for power!!! Other notable features in this beautiful lake house are the sauna, hardwood floors, hot tub, 24 x 28 heated garage, boat and gardening garage radon gas ventilation a battery powered back up sump pump. The .64 acre fully serviced property enjoys direct access to the lake, direct access to the golf course, a mature private property and much more. Call today for a private showing.

Built in 1980

Essential Information

MLS® #	A2114292
Price	\$524,500
Sold Price	\$507,500
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	2,978
Acres	0.65
Year Built	1980
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Sold

Community Information

Address	166, 13352 Lakeland Drive
Subdivision	NONE
City	Lac La Biche
County	Lac La Biche County
Province	Alberta

Postal Code T0A 2C2

Amenities

Parking Spaces 6

Parking 220 Volt Wiring, Double Garage Detached, Garage Door Opener, Heated Garage, Insulated, Workshop in Garage

Is Waterfront Yes

Interior

Interior Features Central Vacuum, Kitchen Island, Open Floorplan, Master Downstairs, Skylight(s), Storage, Walk-In Closet(s)

Appliances Dishwasher, Freezer, Garage Control(s), Gas Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer

Heating Boiler, Fan Coil, High Efficiency, Fireplace(s), Forced Air, Natural Gas

Cooling None

Fireplace Yes

of Fireplaces 2

Fireplaces Gas, Wood Burning Stove

Has Basement Yes

Basement Finished, Full, Walk-Out

Exterior

Exterior Features Awning(s), Fire Pit, Private Yard

Lot Description Lake, Lawn, Gentle Sloping, Irregular Lot, Many Trees, On Golf Course, Private, Waterfront

Roof Asphalt Shingle, Metal

Construction See Remarks, Wood Frame

Foundation ICF Block, Wood

Additional Information

Date Listed March 12th, 2024

Date Sold May 12th, 2024

Days on Market 61

Zoning Country Residential

HOA Fees 0.00

Listing Details

Listing Office RE/MAX LA BICHE REALTY

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