

\$220,000 - #386, 13221 Twp Rd 680 (golden Sands Bay), Lac La Biche County

MLS® #A2120212

\$220,000

3 Bedroom, 0.00 Bathroom, 960 sqft
Residential on 1.05 Acres

NONE, Lac La Biche County, Alberta

This Entry Level Lakefront Property Offers Loads of Potential! Does this Lakefront Cabin at Golden Sands have projects? You Bet! Does the price reflect that? You Bet! The 1.05 acre lot is an absolute gem, it is very private, treed, with a reserve lot bordering one side, parking feet from the cabin and a conveniently cleared access right down to the lake. Power and natural gas are already in place to the cabin. This 3 season cabin offers open concept kitchen and living room, 3 bedrooms and a bathroom space that will require finishing, for heat there is a wall furnace, for water there is a rain catch system, will require plumbing for water and sewer. Sellers are leaving most furnishings. Enjoy swimming, boating, water sports and exceptional fishing on one of the Best Lakes in Alberta! Golden Sands is a Lakefront community bordering Lac La Biche Lake offering a playground, public beach and boat launch. There are no architectural building restrictions and the area offers a mix of full time and recreational residence. Located 20 minutes from Lac La Biche, 2.5 hours to Fort McMurray and 2.5 hours to Edmonton. A Great Property at a Great Price!

Built in 1976

Essential Information



MLS® #	A2120212
Price	\$220,000
Sold Price	\$210,000
Bedrooms	3
Bathrooms	0.00
Square Footage	960
Acres	1.05
Year Built	1976
Type	Residential
Sub-Type	Recreational
Style	Acreage with Residence, Cottage/Cabin
Status	Sold

Community Information

Address	#386, 13221 Twp Rd 680 (golden Sands Bay)
Subdivision	NONE
City	Lac La Biche County
County	Lac La Biche County
Province	Alberta
Postal Code	T0A 2C2

Amenities

Parking	None
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Interior

Interior Features	Bathroom Rough-in, See Remarks
Appliances	Electric Stove, Refrigerator
Heating	Natural Gas, Wall Furnace
Cooling	None
Basement	None

Exterior

Exterior Features	Private Yard, Rain Barrel/Cistern(s)
Lot Description	Lake, Many Trees, Private, See Remarks, Treed
Roof	Metal
Construction	Cedar
Foundation	Piling(s)

Additional Information

Date Listed	April 4th, 2024
Date Sold	May 13th, 2024
Days on Market	39
Zoning	Country Residential
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX LA BICHE REALTY
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