

\$280,000 - #438 13321 Twp Rd 680 (golden Sands), Lac La Biche

MLS® #A2121360

\$280,000

3 Bedroom, 1.00 Bathroom, 1,164 sqft
Residential on 0.91 Acres

NONE, Lac La Biche, Alberta

A Special Quality of Life Awaits! Turn key lakefront cabin in Golden Sands on Lac La Biche Lake! Rarely is a cabin on .91 of an acre in the area developed close to the water with a switch back driveway from the top and a gentle slope in front for easy access to the 80 feet of lakefront. The 3 bedroom, one bath cabin with expansive lake views has undergone extensive renovations over the past 2 years inside and out. Improvements to the cabin and property include, a renovated bathroom, new hot water tank, new flooring through out, new Ikea kitchen, new tongue and groove on ceilings and walls, whitewashed log to brighten the interior, antique wood stove, new appliances, 2 air con/ heat wall units, new decks, new screened in porch, eaves, extra blocking and bracing under the cabin, the removal of an old shed replaced by a garden plot and the addition of a sea can. There is seasonal water currently plumbed in from two 250 gallon tanks next to the cabin also an existing water tank already in the ground at the top of the lot with underground hose running to the bottom the size and the work needed to make it functional is unknown to the current owner making converted this cabin into a 4 season an option. There is a functioning 1000 gallon holding tank for septic. The owners are willing to take there personal items and leave all other furnishings and items. Love sunshine you will get it all day with this South facing lot



sunrise to the East and exceptional sunsets to the West. Enjoy swimming, boating, water-sports and premier angling on one of the Best Lakes in Alberta! Golden Sands is a laid back subdivision with a mix of full time and recreational residence, featuring a community playground, public beach and boat launch. Located 2.5 hrs from Fort McMurray and approximately 3 hours from Edmonton. Donâ€™t miss out on this opportunity!

Built in 1998

Essential Information

MLS® #	A2121360
Price	\$280,000
Sold Price	\$270,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,164
Acres	0.91
Year Built	1998
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Cottage/Cabin
Status	Sold

Community Information

Address	#438 13321 Twp Rd 680 (golden Sands)
Subdivision	NONE
City	Lac La Biche
County	Lac La Biche County
Province	Alberta
Postal Code	T0A 2C1

Amenities

Parking Spaces	2
Parking	None

Is Waterfront	Yes
Interior	
Interior Features	Kitchen Island, See Remarks
Appliances	Electric Stove, Refrigerator
Heating	See Remarks, Wall Furnace,
Cooling	Wall Unit(s)
Basement	None

Exterior

Exterior Features	Barbecue, Private Yard, Stor
Lot Description	Private, See Remarks, Slope
Roof	Metal
Construction	Log, Mixed, Wood Siding
Foundation	Block

Additional Information

Date Listed	April 9th, 2024
Date Sold	April 28th, 2024
Days on Market	19
Zoning	Country Residential
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX LA BICHE REALTY
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