

# \$365,000 - 65314 Rge Rd 135, Lac La Biche

MLS® #A2121845

## \$365,000

3 Bedroom, 2.00 Bathroom, 2,863 sqft

Residential on 12.73 Acres

NONE, Lac La Biche, Alberta

Country living less than ten minutes from town !! 4 bedroom two bath home on 12.73 acres on land .....and no neighbors in site. The peaceful view of farmland form the front or back deck will never get old especially after a long work week. The home features 4 bedrooms, two baths, fully developed basement, massive kitchen and dining area with the open concept will provide your family with plenty of space for family gatherings or entertaining friends and neighbors. With over 12 acres of land you'll have plenty of space for toys, the RV not to mention the pleasure of cutting lawn or tinkering in the huge vegetable garden. The home has had many upgrades over the years and is ready for the new owner to put their personal touches to it and enjoy the countryside. Call today.

Built in 1984

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2121845  |
| Price          | \$365,000 |
| Sold Price     | \$355,000 |
| Bedrooms       | 3         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 2,863     |
| Acres          | 12.73     |
| Year Built     | 1984      |



|          |                                  |
|----------|----------------------------------|
| Type     | Residential                      |
| Sub-Type | Detached                         |
| Style    | Acreage with Residence, Bungalow |
| Status   | Sold                             |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 65314 Rge Rd 135    |
| Subdivision | NONE                |
| City        | Lac La Biche        |
| County      | Lac La Biche County |
| Province    | Alberta             |
| Postal Code | T0A 2C2             |

### Amenities

|         |                   |
|---------|-------------------|
| Parking | RV Access/Parking |
|---------|-------------------|

### Interior

|                   |                                                        |
|-------------------|--------------------------------------------------------|
| Interior Features | Breakfast Bar                                          |
| Appliances        | Dishwasher, Electric Range, Refrigerator, Washer/Dryer |
| Heating           | Forced Air, Natural Gas                                |
| Cooling           | None                                                   |
| Fireplace         | Yes                                                    |
| # of Fireplaces   | 1                                                      |
| Fireplaces        | Entrance, Free Standing, Wood Burning Stove            |
| Has Basement      | Yes                                                    |
| Basement          | Finished, See Remarks                                  |

### Exterior

|                   |                                                         |
|-------------------|---------------------------------------------------------|
| Exterior Features | Garden, Private Entrance, Private Yard                  |
| Lot Description   | Back Yard, Cleared, Few Trees, Lawn, Garden, Landscaped |
| Roof              | Asphalt Shingle                                         |
| Construction      | Mixed, Vinyl Siding, Wood Frame                         |
| Foundation        | Poured Concrete                                         |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 10th, 2024 |
| Date Sold      | June 21st, 2024  |
| Days on Market | 72               |
| Zoning         | Agricultural     |

HOA Fees                      0.00

**Listing Details**

Listing Office                RE/MAX LA BICHE REALTY

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