

\$419,000 - #402, 13379 Twp Rd 670 (100 Cathy's Drive)

Holowachuk Estates, Lac La Biche

MLS® #A2132591

\$419,000

6 Bedroom, 3.00 Bathroom, 1,308 sqft
Residential on 0.55 Acres

Lac La Biche, Lac La Biche, Alberta

REDUCED! Welcome to Holowachuk Estates located only 7 minutes out of Lac La Biche on beautiful Beaver Lake! This subdivision has just over 90 homes on larger lots, a wonderful boat launch, amazing walking trails, and great playground with an outdoor ice rink! You can walk here on trails, or enjoy lunch in the park. This home sits on a lot just over 1/2 acre where there is plenty of room for yard/garden plans, space to play, and parking to RVs and/or boat. Drive up on the asphalt and interlocking brick driveway, or in the large 24' X 40' garage! The home faces South East with a large deck to relax and BBQ on!. This house has 2334 sq ft of finished living space that would be great for a family including 6 bedrooms, 3 bathrooms, and a large recreation room. The home is sold "as is, where is". Just add a washer and dryer in the laundry room, finish with your own style, and you will have a beautiful home in a fabulous neighborhood! It's a wonderful opportunity for family to live in a great community, is walking distance to the water, and in a subdivision with municipal services! Make it your own!

Built in 1998

Essential Information

MLS® #	A2132591
Price	\$419,000



Sold Price	\$360,000
Bedrooms	6
Bathrooms	3.00
Full Baths	3
Square Footage	1,308
Acres	0.55
Year Built	1998
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	#402, 13379 Twp Rd 670 (100 Cathy's Drive) Holowachuk Estates
Subdivision	Lac La Biche
City	Lac La Biche
County	Lac La Biche County
Province	Alberta
Postal Code	T0A 2C1

Amenities

Parking Spaces	6
Parking	Double Garage Detached, Parking Pad

Interior

Interior Features	Ceiling Fan(s), Closet Organizers, Central Vacuum, French Door, High Ceilings, Vinyl Windows, Jetted Tub, Laminate Counters, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Microwave, Refrigerator, Range Hood, Stove(s)
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Storage
Lot Description	Cleared, Corner Lot, Few Trees, Irregular Lot, Lawn, Street Lighting, Views
Roof	Asphalt Shingle

Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 22nd, 2024
Date Sold	January 23rd, 2025
Days on Market	246
Zoning	Low Density Hamlet Reside
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX LA BICHE REALTY
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