

\$494,000 - 65311 145 Range, Lac La Biche

MLS® #A2136819

\$494,000

4 Bedroom, 3.00 Bathroom, 2,392 sqft

Residential on 83.57 Acres

Lac La Biche, Lac La Biche, Alberta

Your Legacy Awaits This is more than just land; it's a legacy waiting to be built. Whether you're an experienced homesteader or just beginning your journey, this property is the perfect setting to bring your vision to life. Embrace the homesteading mindset and start your adventure today on this 83-acre wooded paradise. Fantastic 5 bedroom 3 bathroom home was recently upgraded with new windows, doors and shingles and received a passing grade in the Greener Homes retro fit energy guide program. This custom-built home features a fantastic Master Suite with private living space on the second level and the attached garage has been converted into a great mudroom/recreational space with pool table. Love wood fireplaces? There are 2 here to cuddle up in front of on those cold winter nights. Located 20 minutes from Lac La Biche, just off Christy Creek Road, the mature yard offers garden space, a clearing for a firepit and power for multiple camping sites. Home is boiler heated with multiple zones, offers a 3300 gallon cistern, septic mound AND a shallow bored well for exterior watering. There is plenty of storage here in multiple out buildings, green house and insulated 40x40 Quonset with wood heat and power. This property is very charming and incredibly private! This property will not last long! Call today for your personal viewing!

Built in 1976



Essential Information

MLS® #	A2136819
Price	\$494,000
Sold Price	\$494,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,392
Acres	83.57
Year Built	1976
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Sold

Community Information

Address	65311 145 Range
Subdivision	Lac La Biche
City	Lac La Biche
County	Lac La Biche County
Province	Alberta
Postal Code	T0A2C2

Amenities

Parking Spaces	10
Parking	Quad or More Detached

Interior

Interior Features	Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	Boiler
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Garden
Lot Description	Cleared, Many Trees, Pasture
Roof	Asphalt Shingle
Construction	Mixed
Foundation	Poured Concrete

Additional Information

Date Listed	May 29th, 2024
Date Sold	June 20th, 2024
Days on Market	21
Zoning	Agricultural
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX LA BICHE REALTY
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