

\$539,000 - 113, 14450 Old Trail, Lac La Biche

MLS® #A2139080

\$539,000

5 Bedroom, 3.00 Bathroom, 1,387 sqft

Residential on 1.12 Acres

Lac La Biche, Lac La Biche, Alberta

This beautiful home sits 1.12 acres in the quiet subdivision of Spruce Bay and has so much to offer! It has 5 bedrooms and 3 full bathrooms. This property borders municipal reserve land, has lake access, a pond, a beautiful mix of mature trees, and is only 11 kms to Lac La Biche on pavement! The home is hooked up to municipal water and sewer. Drive up the scenic curvy driveway through the spruce trees up to the spacious parking area and double attached heated garage. The bright kitchen and dining area are open to each other with plenty of counter space, cabinetry, and a beautiful bay window with a view! The livingroom features high ceilings, and has patio doors leading to a large deck with view of the lake, trees, and a pond! The master bedroom is upstairs and has a 4 piece ensuite and walk in closet. There are 2 other bedrooms on the main floor, another 4 piece bathroom, and a handy laundry room. The walk out basement is fully finished and has more great features and rooms for the family. Here you will find a recreation room where you can watch movies, play games, exercise, use the wet bar, have patio doors to an cement pad that is covered with another great spot to sit and view the lake! The basement has 2 more bedrooms and a 4 piece bathroom. Recent upgrades include new flooring and a new deck! Other outbuilding in the yard include another 2 door detached heated garage/shop, and 2 garden sheds. One more great feature to this acreage is that it has a



well that supplies water to the detached garage, and to the outdoor taps that can be used to water lawns and gardens! Other improvements include 5 year old shingles, 2 year old hot water tank, stainless steel appliances, and paint. Book your viewing today!

Built in 1995

Essential Information

MLS® #	A2139080
Price	\$539,000
Sold Price	\$518,690
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,387
Acres	1.12
Year Built	1995
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Sold

Community Information

Address	113, 14450 Old Trail
Subdivision	Lac La Biche
City	Lac La Biche
County	Lac La Biche County
Province	Alberta
Postal Code	T0A 2C2

Amenities

Amenities	Laundry
Utilities	Electricity Available, Natural Gas Available, Garbage Collection, Phone Available, Sewer Available
Parking Spaces	2
Parking	Double Garage Attached, Double Garage Detached, Garage Door

Opener, Garage Faces Front, Gravel Driveway, Heated Garage, Off Street

Interior

Interior Features	Closet Organizers, Jetted Tub, Walk-In Closet(s), Wet Bar
Appliances	Dishwasher, Dryer, Refrigerator, Stove(s), Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Pellet Stove
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Fire Pit, Garden, Private Yard, Rain Gutters, Storage
Lot Description	Conservation, Environmental Reserve, Greenbelt, Sloped, Views, Wooded
Roof	Asphalt
Construction	Other, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	June 6th, 2024
Date Sold	June 28th, 2024
Days on Market	19
Zoning	residential acreage
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX LA BICHE REALTY
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