

\$489,900 - 978 13221 Twp 680 Road, Lac La Biche County

MLS® #A2139731

\$489,900

3 Bedroom, 2.00 Bathroom, 1,570 sqft

Residential on 0.72 Acres

NONE, Lac La Biche County, Alberta

Tranquil Lakefront Bungalow located in Golden Sands, just 15 minutes from Lac La Biche. Outdoor oasis set on a .72-acre treed lot, this property offers both privacy and beauty. True 4 season access; FLAT LOT & NO HILL! The lakefront location provides direct access to the water, ideal for boating, fishing, and other water activities. Heated Triple Car Garage! 36 x 26 heated garage offers plenty of space for vehicles and storage, ample parking + room for boat, camper & enclosed trailer! Guest Bunkhouse; a separate heated guest bunkhouse provides comfortable & accommodations for visitors, enhancing the property's appeal as a vacation home or rental. Single family Bungalow offers just under 1600 sq. ft. of living space featuring; 3 bedrooms + 2 bathrooms. Enjoy panoramic views of the lake through expansive windows, bringing natural light into every corner of the main living spaces. The massive dining space can accommodate large gatherings with ease. The kitchen features elegant white cabinets, butcher block countertops, ample counter space, and a central island. Laminate flooring spans the entire home. You also have storage room/utility room. This property offers Metal roofing on the bungalow & garage, + new windows, + new exterior doors + Concrete board & batten on the lake side of the house. Another upgrade is Hot Water on Demand! Enjoy year-round activities such as hiking,



Interior Features	Ceiling Fan(s), Kitchen Island, Open Floorplan, Storage, Tankless Hot Water, Vinyl Windows
Appliances	See Remarks
Heating	Forced Air, Natural Gas, Wood, Wood Stove
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning Stove
Has Basement	Yes
Basement	Crawl Space, None

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Cul-De-Sac, Lake, Landscaped, Many Trees
Roof	Asphalt Shingle, Metal
Construction	Cement Fiber Board, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	June 11th, 2024
Date Sold	June 29th, 2024
Days on Market	18
Zoning	Country Residential
HOA Fees	0.00

Listing Details

Listing Office	COLDWELL BANKER UNITED
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