

\$580,000 - 10, 15023 Hwy 55, Lac La Biche County

MLS® #A2142517

\$580,000

4 Bedroom, 4.00 Bathroom, 1,499 sqft

Residential on 15.00 Acres

NONE, Lac La Biche County, Alberta

Residential acreage with two residences on 15 acres. Great opportunity for multi family on one property. The main house built in 2007-08 is 1500 Sq Ft with full basement, has 4 bedrooms, two kitchens, separate laundry for upstairs and down, vaulted ceiling upstairs, large primary bedroom with walk in closet and large walk in shower and two other nice sized bedrooms. Other features include attached heated garage, separate entrance to the basement, open kitchen/dining/living room with woodstove, large covered rear deck for relaxing or barbequeing and another deck with hot tub with access near greatroom and the primary bedroom. This would make an ideal acreage for those who want extra income and or have their children or parents live on the same property. The second residence consists of a 1992 16' wide 3 bedroom 2 bath, mobile home with 2 additions and an attached heated garage that has its own gas meter. Both residences work off of one well, one power meter but separate gas systems with the main house running on propane. There's sheds, storage buildings, a small work shop, separate yards for the two residences, seasonal water bibs scattered around the property for watering gardens, a camp area for family and friends with all kinds of parking for RV's, power and lights and a firepit. The property is mostly treed for privacy but can be opened up if needed. Make Lac La Biche your home with great choices of schools, shopping, and abundance of lakes and vast recreational



and a community center which is the envy of most rural communities and cities. Call today to see if this is the right property for you.

Built in 2008

Essential Information

MLS® #	A2142517
Price	\$580,000
Sold Price	\$560,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,499
Acres	15.00
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Sold

Community Information

Address	10, 15023 Hwy 55
Subdivision	NONE
City	Lac La Biche County
County	Lac La Biche County
Province	Alberta
Postal Code	T0A 2C2

Amenities

Parking Spaces	10
Parking	Double Garage Attached

Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Central Vacuum, Kitchen Island, Storage, Vaulted Ceiling(s), Vinyl Windows
Appliances	Other
Heating	Boiler, Forced Air, Natural Gas, Wood Stove

Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Free Standing, Living Room, Wood Burning Stove
Has Basement	Yes
Basement	Finished, Full, Suite

Exterior

Exterior Features	Fire Pit, Private Yard, Storage
Lot Description	Lawn, Many Trees, Private
Roof	Asphalt Shingle
Construction	Stone, Wood Frame
Foundation	Wood

Additional Information

Date Listed	June 17th, 2024
Date Sold	July 28th, 2024
Days on Market	39
Zoning	Agricultural
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX LA BICHE REALTY
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