

\$570,000 - 65044 144 Range, Lac La Biche County

MLS® #A2165488

\$570,000

3 Bedroom, 2.00 Bathroom, 1,522 sqft

Residential on 160.00 Acres

NONE, Lac La Biche County, Alberta

This exceptional property in Christy Creek offers a rare opportunity to own a well-equipped, versatile homestead. The estate is meticulously designed to accommodate a variety of animals, including horses, sheep, alpacas, pigs, goats, cattle, and chickens. The property features a dugout and a 4,000-gallon rainwater capture cistern, ensuring a reliable water supply for all your livestock. Spanning 160 acres, the property includes 55 acres of fenced pastureland as well as natural areas of jack pines, wetlands, and berry-bearing shrubs such as blueberries, cranberries, and raspberries. The northern and eastern boundaries adjoin 320 acres of Crown land, providing access to extensive quadding and horseback riding trails, along with sandhills and native flora. The insulated barn features six stalls and a heated tack room, with optional water hookups. For added convenience, a camera system is installed to monitor livestock remotely from your residence. The 2005-built home is equipped with propane heating, power, a 4,000-gallon cistern, and an open discharge septic system. It is also set up for potential off-grid living with installed solar panels and equipment. The residence includes two bedrooms and two bathrooms on the upper level, while the partially finished basement offers in-floor heating, additional bedrooms, and plumbing for a potential third bathroom. The basement can easily accommodate a wood or pellet stove, and the house is connected to a



versatile boiler system capable of burning wood or coal. The partially covered deck provides a picturesque westward view, perfect for enjoying sunsets over your tranquil homestead. This property is ideal for couples or families seeking a self-sufficient lifestyle in a beautiful, natural setting.

Built in 2005

Essential Information

MLS® #	A2165488
Price	\$570,000
Sold Price	\$520,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,522
Acres	160.00
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Sold

Community Information

Address	65044 144 Range
Subdivision	NONE
City	Lac La Biche County
County	Lac La Biche County
Province	Alberta
Postal Code	T0A2C1

Amenities

Parking	Oversized, Driveway, Off Street
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Interior

Interior Features	High Ceilings, No Smoking Home, Open Floorplan, Breakfast Bar,
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	Chandelier, Vinyl Windows
Appliances	Refrigerator, Convection Oven, Microwave Hood Fan, Washer/Dryer
Heating	Boiler, Forced Air, In Floor, P
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Coal, Free Standing, Wood B
Has Basement	Yes
Basement	Full, Unfinished



Exterior

Exterior Features	Fire Pit, Garden, Private Yard, Rain Barrel/Cistern(s), Rain Gutters, Storage
Lot Description	Backs on to Park/Green Space, Lawn, Creek/River/Stream/Pond, Farm, Many Trees, Native Plants, Pasture, Private, Seasonal Water, Treed, Views, Wetlands, Wooded
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	September 16th, 2024
Date Sold	November 6th, 2024
Days on Market	50
Zoning	Agricultural
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX LA BICHE REALTY
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