

\$549,000 - 313 13348 Twp Rd 672a, Lac La Biche

MLS® #A2179815

\$549,000

6 Bedroom, 3.00 Bathroom, 1,698 sqft
Residential on 0.25 Acres

Lac La Biche, Lac La Biche, Alberta

Located in the peaceful Churchill Gates subdivision, just 3 minutes from Lac La Biche, this stunning 1,698 sq. ft. bungalow offers modern living in a prime location. Built in 2018, this home is set deep within the subdivision, away from main road traffic, ensuring quiet living while remaining close to the lake’s scenic beauty. Featuring 6 versatile bedrooms (2 currently adapted as a home gym and business space) and 3 baths, the layout is perfect for families or professionals seeking both functionality and comfort. The property has a 462 sq. ft. attached garage, ideal for storage or parking. Meticulously maintained, this home is ready to move into without the need for any improvements or renovations. Enjoy the perfect balance of space, convenience, and quality in a highly sought-after neighborhood!

Built in 2019

Essential Information

MLS® #	A2179815
Price	\$549,000
Sold Price	\$525,000
Bedrooms	6
Bathrooms	3.00
Full Baths	3
Square Footage	1,698
Acres	0.25



Year Built	2019
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	313 13348 Twp Rd 672a
Subdivision	Lac La Biche
City	Lac La Biche
County	Lac La Biche County
Province	Alberta
Postal Code	T0A 2C0

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Parking Pad

Interior

Interior Features	No Animal Home, No Smoking Home, Walk-In Closet(s), Ceiling Fan(s), Kitchen Island, Open Floorplan, Pantry, Vaulted Ceiling(s)
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Washer/Dryer, Range
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Back Yard, Cul-De-Sac, Lawn, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame, Cement Fiber Board, Concrete
Foundation	Poured Concrete

Additional Information

Date Listed	January 2nd, 2025
-------------	-------------------

Date Sold	February 7th, 2025
Days on Market	36
Zoning	Serviced Estate Residenti
HOA Fees	0.00

Listing Details

Listing Office RE/MAX LA BICHE REALTY

Data is supplied by Pillar 9â,,¢ MLSÂ® System. Pillar 9â,,¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.