

\$95,000 - 534 13221 Twp Rd 680 Township, Lac La Biche

MLS® #A2180228

\$95,000

3 Bedroom, 1.00 Bathroom, 924 sqft
Residential on 0.63 Acres

Lac La Biche, Lac La Biche, Alberta

Turn key residence set up in Golden Sands Bay! This 4 season mobile home is ready for you to come spend some time out in the country near Lac La Biche Lake. It could be used as a recreational property or a home. This mobile has 3 bedrooms, 1 bathroom with tub & shower, and an open concept kitchen, dining, living room. Attached is a 8' 4" X 19' 9" covered deck to relax on. Golden Sands Bay is about a 20 minute drive to Lac La Biche. It has paved roads, a boat launch, playground, public beach, mail delivery, and is surrounded by nature. This subdivision is less then 3 hours from Fort McMurray, or Edmonton and has over 120 lots. Its a mix of full time residences, and cabins for those who just want get close to nature. Within 20 minutes you can visit Lac La Biche to shop, take part in local activities, golf, visit Sir Winston Churchill Park, go berry picking, visit other surrounding lakes, etc. The yard has plenty of room for your rv, boat, vehicle, or to build on. Your family can grow a garden, play lawn games, set up a fit pit, and picnic area. This older mobile is set up with a water cistern in the front yard, and is hooked up to natural gas with a forced air furnace. Don't have to worry about pulling an rv, you are already set up and ready to enjoy yourselves here!

Built in 1980



Essential Information

MLS® #	A2180228
Price	\$95,000
Sold Price	\$80,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	924
Acres	0.63
Year Built	1980
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Mobile
Status	Sold

Community Information

Address	534 13221 Twp Rd 680 Township
Subdivision	Lac La Biche
City	Lac La Biche
County	Lac La Biche County
Province	Alberta
Postal Code	T0A 2C0

Amenities

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces	6
Parking	Off Street

Interior

Interior Features	Open Floorplan
Appliances	Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air
Cooling	None
Basement	None

Exterior

Exterior Features	None
Lot Description	Back Yard, Front Yard, Interior Lot, Level

Roof	Metal
Construction	Aluminum Siding, Wood Frame
Foundation	Block

Additional Information

Date Listed	November 20th, 2024
Date Sold	January 12th, 2025
Days on Market	53
Zoning	Country Residential
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX LA BICHE REALTY
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