

\$869,000 - 68378 Range Rd 142, Lac La Biche

MLS® #A2172613

\$869,000

3 Bedroom, 2.00 Bathroom, 2,219 sqft
Residential on 79.99 Acres

Lac La Biche, Lac La Biche, Alberta

Stunning Country Home!-Hunting and Recreation Paradise! Inviting, sandy soil and curved driveway lined with Jackpine lead to this outstanding Lakeland Country Property! Whether you enjoy hunting trails or simply appreciate the beauty of nature, this property has it ALL! Walk up the steps to the wrap around covered deck-WOW what a gorgeous home! As you step inside you are greeted by vaulted ceilings, crown molding and high finishes throughout! The chef's kitchen has over sized islands, sandwich bar, beautiful cabinetry, Quartz countertops and top of the line appliances! Surround yourself with sunshine in the octagon breakfast nook! The primary bedroom has relaxing steam shower and soaker tub! French doors lead to a home office or extra 3rd bedroom! The home is filled with natural light thanks to a large English grilled windows! The living room features a gas fireplace, perfect for creating a warm welcoming feeling! The landscaped yard includes a stamped concrete patio with family firepit! In addition to the attached garage there is also a spacious 35' X 45' shop with under floor heat, 12' ceilings and 3 pc bathroom! Also a finished 2 bedroom guest home with kitchen and cast fireplace, plus RV parking will welcome your friends! The 79.99 Acres has quad trails for touring nature and a private pond! Located just 5 minutes from the lake, boat launch and great fishing spots! Don't miss out on the opportunity to own this craftsman built home! Schedule a showing today and



experience the best of country living combined
with modern luxury!!

Built in 2011

Essential Information

MLS® #	A2172613
Price	\$869,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	2,219
Acres	79.99
Year Built	2011
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

Community Information

Address	68378 Range Rd 142
Subdivision	Lac La Biche
City	Lac La Biche
County	Lac La Biche County
Province	Alberta
Postal Code	T0A 2C0

Amenities

Parking Spaces	8
Parking	Double Garage Attached, Heated Garage, Garage Faces Front, Insulated
# of Garages	2

Interior

Interior Features	French Door, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s), Wired for Sound, Crown Molding, Vaulted Ceiling(s), Wet Bar
Appliances	Built-In Oven, Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer

Heating	Boiler, Fireplace(s), Forced Air, Natural Gas, In Floor
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Crawl Space, Full, Unfinished

Exterior

Exterior Features	Fire Pit, Private Yard, Storage
Lot Description	Back Yard, Landscaped, No Neighbours Behind, Cleared, Many Trees, Private, Rectangular Lot
Roof	Asphalt Shingle
Construction	Cement Fiber Board, ICFs (Insulated Concrete Forms), Silent Floor Joists
Foundation	ICF Block

Additional Information

Date Listed	October 15th, 2024
Days on Market	150
Zoning	Agricultural

Listing Details

Listing Office	People 1st 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.