



**GRASSROOTS**  
REALTY GROUP

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253, 63303 867 Highway  
Rural Lac La Biche County, Alberta

MLS # A2250134



**\$240,000**

|                  |                                                                                |               |                   |
|------------------|--------------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Fork Lake Estates                                                              |               |                   |
| <b>Type:</b>     | Residential/Manufactured House                                                 |               |                   |
| <b>Style:</b>    | Modular Home                                                                   |               |                   |
| <b>Size:</b>     | 914 sq.ft.                                                                     | <b>Age:</b>   | 2000 (26 yrs old) |
| <b>Beds:</b>     | 2                                                                              | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Double Garage Detached                                                         |               |                   |
| <b>Lot Size:</b> | 0.82 Acre                                                                      |               |                   |
| <b>Lot Feat:</b> | Back Yard, Front Yard, Fruit Trees/Shrub(s), Garden, Irregular Lot, Lake, Nati |               |                   |

|                    |                                            |                   |                       |
|--------------------|--------------------------------------------|-------------------|-----------------------|
| <b>Heating:</b>    | Forced Air                                 | <b>Water:</b>     | Cistern               |
| <b>Floors:</b>     | Laminate                                   | <b>Sewer:</b>     | Holding Tank          |
| <b>Roof:</b>       | Metal                                      | <b>Condo Fee:</b> | -                     |
| <b>Basement:</b>   | None                                       | <b>LLD:</b>       | 24-63-11-W4           |
| <b>Exterior:</b>   | Metal Frame, Metal Siding , Mixed          | <b>Zoning:</b>    | COUNTRY RESIDENTIAL   |
| <b>Foundation:</b> | Block                                      | <b>Utilities:</b> | Natural Gas Connected |
| <b>Features:</b>   | Ceiling Fan(s), Low Flow Plumbing Fixtures |                   |                       |

**Inclusions:** wood stove

Welcome to Beautiful Fork Lake Estates! This private, gated property offers year-round living or the perfect weekend getaway. Situated near the scenic fork-shaped Fork Lake&mdash;renowned for its Jumbo Yellow Perch fishing&mdash;this well-kept 2000 manufactured home features 2 bedrooms, 1 full bath, updated flooring, new windows, and a newer hot water tank. Stay cozy year-round with an updated furnace and enjoy peace of mind with durable metal siding and a new metal roof on both the home and cabin. Step outside to a spacious 34x8 west-facing deck, ideal for relaxing and entertaining. A charming open-concept cabin with woodstove adds extra space for guests or quiet retreats. The 30x24 shop is heated with a woodstove&mdash;perfect for projects, storage, or hobbies. Utilities include a 2200-gallon cistern and a 2200-gallon septic system, making it ready for full-time living. Whether you're looking for a serene escape or a low-maintenance permanent home, this property has it all!