



GRASSROOTS
REALTY GROUP

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**13164 Lakeland Drive
Lac La Biche, Alberta**

MLS # A2274010



\$575,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	2,179 sq.ft.	Age:	2007 (19 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Carport		
Lot Size:	15.84 Acres		
Lot Feat:	Fruit Trees/Shrub(s), Landscaped, Level, Private, Secluded		

Heating:	Boiler, In Floor, Natural Gas	Water:	-
Floors:	Hardwood, Slate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Mixed, See Remarks	Zoning:	On Site Estate Residential
Foundation:	Slab	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, Open Floorplan		

Inclusions: n/a

Country Living Just Minutes from Town! Discover the perfect blend of tranquility and convenience with this beautifully maintained home on acreage located on paved Lakeland Drive—just minutes from town and close to all amenities. The owner previously listed the home property on 9.93 acres, and now has included an additional 5.91 acres with 2nd adjacent lot to the east totally 15.84 acres. The spacious 2,180 sq ft home features a bright, sunny kitchen with abundant cabinetry, generous counter space, and brand-new stainless steel appliances, including a large refrigerator and upright freezer. This 3 bedroom, 3 bathroom home sits on a heated slab floor, and offers a complete living space without stairs! The inviting living room boasts gleaming hardwood floors, a ceramic-faced fireplace, and expansive windows overlooking the professionally landscaped grounds. Step outside and enjoy your own private oasis, complete with a gazebo, mature shade trees, a picturesque pond, vibrant flower gardens, and countless planter pots. Additional features include a versatile 2-room office space, carport, equipment shelters, storage sheds, and a charming chicken coop—perfect for hobby farm enthusiasts! Ideally located near the golf course, boat launch, and Churchill Park, this property offers the space, setting, and lifestyle your family will love!