



GRASSROOTS
REALTY GROUP

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267 13221 TWP 680 Road
Rural Lac La Biche County, Alberta

MLS # A2286753



\$240,000

Division:	Golden Sands		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Modular Home		
Size:	1,018 sq.ft.	Age:	2002 (24 yrs old)
Beds:	3	Baths:	1
Garage:	Off Street		
Lot Size:	0.45 Acre		
Lot Feat:	Cleared		

Heating:	Forced Air, Propane	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Mixed	Zoning:	country residential
Foundation:	Block	Utilities:	-
Features:	High Ceilings, Open Floorplan		

Inclusions:	Furnished
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Experience Lakeside Living in Golden Sands Discover your perfect retreat in the tranquil lakeside subdivision of Golden Sands! This charming 3-bedroom, 1-bathroom mobile home offers a cozy escape in the quiet subdivision located on the serene shores of Lac La Biche Lake. Golden Sands is a dream destination for outdoor enthusiasts, boasting two boat launches and sandy beaches, ideal for water sports, fishing, or simply soaking in the breathtaking lake views. The home itself is move-in ready and fully furnished—right down to the forks, knives, and even Starlink internet! Enjoy your deck year-round, included with your purchase a BBQ, Smoker & patio furniture! The thoughtfully designed layout provides a warm and inviting space, perfect for a small family, retirees, or those seeking a weekend getaway. This half acre property offers the ultimate combination of comfort and natural beauty. Whether you're planning to settle in full-time or enjoy it as a vacation retreat, this home delivers the serenity and convenience you're looking for. Don't miss out—call today to schedule your private viewing!