



GRASSROOTS
REALTY GROUP

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11215 55 Highway
Lac La Biche, Alberta

MLS # A2288201



\$615,000

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	2,777 sq.ft.	Age:	2006 (20 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	72.99 Acres		
Lot Feat:	Backs on to Park/Green Space, Creek/River/Stream/Pond, Environmental Res		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Crawl Space	LLD:	3-64-11-W4
Exterior:	Mixed, Vinyl Siding	Zoning:	AGRICULTURAL
Foundation:	Slab	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), French Door, High Ceilings, Jetted Tub, Laminate Counters, Open Floorplan, Skylight(s)		

Inclusions: See Realtor Remarks

72.99 ACRES + LAKE ACCESS! Discover this stunning 2,776 sq. ft. home featuring 3 beds, 2.5 baths, and soaring vaulted ceilings. Highlights include a cozy sunroom, a flexible loft space, and an attached double garage. The massive, treed lot is a nature lover's dream with trails, a Quonset, a summer cottage, and a corral. Enjoy summer days at Fork Lake via a private easement and the peace of being just 5 minutes from Rich Lake. Room to breathe, space to play! Schedule A must accompany all offers