



**613 & 617, 13221 Twp Rd 680
Lac La Biche, Alberta**

MLS # A2297868



\$639,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	912 sq.ft.	Age:	2011 (15 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Gravel Driveway, None, Off Street		
Lot Size:	1.61 Acres		
Lot Feat:	See Remarks, Sloped, Treed, Views, Waterfront		

Heating:	In Floor, Floor Furnace, Natural Gas, Zoned	Water:	-
Floors:	Hardwood, Vinyl	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, ICFs (Insulated Concrete Forms), Vinyl Siding, Wood Frame	Zoning:	CR
Foundation:	ICF Block	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, Open Floorplan		

Inclusions: see remarks

This stunning 1.6-acre lakefront property offers breathtaking views of Lac La Biche Lake, making it an ideal spot to live or unwind with friends. With over 1,800 sq.ft of finished space, the home boasts high-end finishes, including granite countertops, premium stainless steel appliances, Kitchen Craft cabinets, engineered hardwood floors, a steam shower, and a walk-out basement. Two covered decks provide spectacular views of the lake. Located in the Golden Sands subdivision, the property is 2.5 hours south of Fort McMurray and 3 hours north of Edmonton. Built to the highest standards, this home features a glued and screwed subfloor, 9' ceilings throughout, an ICF block basement, in-floor heating with four zones, a heatilator fireplace, triple-glazed windows, 35-year shingles, and 220 wiring to a 40' sea-can. Additionally, there is another 20' sea-can, a shed, outdoor wiring for a hot tub, and a geotechnical report available. This listing includes two titled lots, offering the potential to sell one or use it for parking a friend’s RV for weekend visits. Enjoy the beauty of sunsets and the tranquility of this exceptional home for years to come.