



GRASSROOTS
REALTY GROUP

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**142-13352 Lakeland Drive
Lac La Biche, Alberta**

MLS # A2298712



\$629,500

Division:	Lac La Biche		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,329 sq.ft.	Age:	1981 (45 yrs old)
Beds:	3	Baths:	3
Garage:	Additional Parking, Double Garage Attached, Driveway, Garage Faces Side, C		
Lot Size:	0.46 Acre		
Lot Feat:	Back Yard, Beach, Cleared, Environmental Reserve, Few Trees, Front Yard, C		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	Country Residential
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, French Door, Kitchen Island, Open Floorplan, Pantry, See Remarks		

Inclusions: firepit, window coverings, garden shed, swim spa

Dreaming about a lakefront home and lifestyle? Welcome to this stunning Sunset Bay home on a rare 1/2-acre level lot with direct lake access—perfect for your private dock and boat launch! Enjoy over 2,325 sq ft of living space with breathtaking lake views from the kitchen, dining, and living room, full-length windows and a spacious deck with glass railing so you can gaze at the water and enjoy the sunsets! The kitchen features plenty of cabinetry and a large working island. To make carrying in supplies nice and easy, there is a walk through pantry from the garage to the kitchen. Next to the dining area are patio doors that bring in light and open to the large upper deck where you can bbq, dine outside, or relax with friends. Cozy up in the living room with a wood-burning fireplace. On the main floor you will also find 2 bedrooms, 2 bathrooms, a laundry area with story, and access to the garage! The walkout lower level includes a spacious family room & another fireplace with sculptured stone walls, an additional bedroom, bathroom, office/hobby room. Your favorite space to retreat to just might be the covered swim spa area. In this sunroom there is a handy kitchenette bar area, and fitness area space. The beautifully landscaped yard includes an 8'x12' shed, and lawn that stretches right to the beach, with a gathering space around the firepit, and raised garden bed. There's room for RV parking, with stunning views, and evenings under the stars! Enjoy community amenities like walking trails to the golf course and Sir Winston Churchill Park, a nearby playground, and a boat launch—all just steps away. Whether you're looking for a year-round residence or a turnkey family retreat, this lakefront gem has it all! This property offers one of the best lakefronts with municipal water and sewer services! To be sure you are ready to go for summer,

a boat lift, and dock may also be available at the right price!