



**67027A Mission Road  
Lac La Biche, Alberta**

**MLS # A2300044**



**\$379,000**

<b>Division:</b>	Lac La Biche		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey, Acreage with Residence		
<b>Size:</b>	1,064 sq.ft.	<b>Age:</b>	1991 (35 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Gravel Driveway, Off Street		
<b>Lot Size:</b>	1.86 Acres		
<b>Lot Feat:</b>	Back Yard, Brush, Cleared, Landscaped, Lawn, Many Trees, Private, Rectang		

<b>Heating:</b>	Forced Air, Hot Water, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	Country Residential
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s)		

**Inclusions:** Workshop

Discover this hidden home with 1733 square feet of finished living space on a private acreage just on the outskirts of Lac La Biche! This charming 2-storey home with a walkout basement sits on 1.86 acres, offering the perfect blend of peaceful country living with convenient access to town. Enjoy plenty of space for outdoor living—whether you’re gardening, letting pets roam, or planning for a future garage or additional outbuildings. Surrounded by trees, the property provides a private setting. Step inside to a bright white kitchen and dining area with direct access to a covered deck—ideal for BBQs or relaxing while overlooking the beautiful yard. The main floor also includes a cozy living room and a 3-piece bathroom with laundry. Upstairs, the versatile loft space offers endless possibilities—use it as an office, playroom, or easily convert it into an additional bedroom complete with its own balcony. The walk out basement features comfortable bedrooms and a 4-piece bathroom, creating a quiet retreat. Additional highlights include a garden shed, a powered workshop with an overhead door (perfect for a lawn tractor or ATV), a fire pit area, and quick access to walking trails. The home is serviced with municipal water and sewer and is efficiently heated with both forced air and in-floor hot water heating. There is municipal garbage pickup, and school bussing offered. Call to book a showing today! Experience the best of acreage living with privacy, functionality, and close proximity to all amenities!