



GRASSROOTS
REALTY GROUP

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386 11355 twp 640 Road
Rural Lac La Biche County, Alberta

MLS # A2308056



\$175,000

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Modular Home		
Size:	1,513 sq.ft.	Age:	1982 (44 yrs old)
Beds:	3	Baths:	1
Garage:	Single Garage Detached		
Lot Size:	1.38 Acres		
Lot Feat:	Cleared, Corner Lot, Cul-De-Sac, Fruit Trees/Shrub(s)		

Heating:	None
Floors:	Carpet, Linoleum
Roof:	Metal
Basement:	None
Exterior:	Mixed
Foundation:	Piling(s)
Features:	See Remarks

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	Country Residential
Utilities:	-

Inclusions: NA

Looking for a cute and rustic cabin in the woods? Want to be close to the boat launch yet have a very private yard for you to relax in? Ready to take on a project and make this cabin your home sweet cabin?? Potential awaits here! This 4 bedroom cabin offers 2 kitchens and bathroom space. Located on 1.38 acres of beautifully landscaped yard with mature trees and fruit bushes, this cabin would work well for a multi family get away! Plenty of space for your lake toys in the garage and plenty of space for all your quests in the outfitters shack set up as a cooking hall! There is no shortage of room at this acreage - Just steps away from the beautiful sandy beaches of Fork Lake. Truly a must see! Please note that the cabin is not connected to water and septic services however there is a 1800gal cistern in the ground currently collecting rain water and a 1000gal septic collecting grey water from the kitchen in the rec room.