



GRASSROOTS
REALTY GROUP

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**334 & 338, 14579 TWP RD 680
Lac La Biche, Alberta**

MLS # A2314650



\$299,000

Division:	Lac La Biche		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Mobile Home-Single Wide		
Size:	1,276 sq.ft.	Age:	1977 (49 yrs old)
Beds:	2	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	1.41 Acres		
Lot Feat:	Back Yard, Cleared, Corner Lot, Corners Marked, Dog Run Fenced In, Few T		

Heating:	Floor Furnace, Natural Gas, Wood, Wood Stove
Floors:	Laminate, Tile
Roof:	Asphalt Shingle
Basement:	None
Exterior:	Metal Frame, Vinyl Siding, Wood Frame
Foundation:	Block
Features:	Kitchen Island

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	country residentail
Utilities:	-

Inclusions: deep freezer

WELCOME to beautiful Blais Resort! Enjoy the lake life on this 1.41acre property with plenty of room to invite friends and family to spend the weekends! Peace and quiet located just 40km from Lac La Biche and 30km from Plamondon. The home is fully renovated with a large kitchen and dining area, two full bathrooms and a spacious living room. Outside you will find a deck facing the front yard with an aluminum pergola perfect for sitting out on those rainy days or when you are looking for some shade! Just off the deck you will find a fenced area where the dogs can play all day without worry! The property comes with a 24x24 detached garage to keep all of your toys in as well as multiple RV electrical hook-ups, and large fireplace area for those amazing nights around the fire. Located just minutes from the boat launch, you will have unlimited access to daily fishing on Lac La Biche Lake. The area offers access to many off road ATV trails to explore and have some fun!