



**398 68268 132A Range**  
**Rural Lac La Biche County, Alberta**

**MLS # A2317564**



**\$585,000**

<b>Division:</b>	Mystic Beach		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Acreage with Residence, Modular Home		
<b>Size:</b>	720 sq.ft.	<b>Age:</b>	2015 (11 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Quad or More Detached		
<b>Lot Size:</b>	0.87 Acre		
<b>Lot Feat:</b>	Landscaped, Views, Waterfront, Yard Lights		

**Heating:** Central, Natural Gas

**Floors:** Vinyl

**Roof:** Metal

**Basement:** None

**Exterior:** Mixed

**Foundation:** Piling(s)

**Features:** Ceiling Fan(s), Open Floorplan

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** Country Residential

**Utilities:** -

**Inclusions:** NA

More than just a lake property, this is a place built for bringing people together. Situated on 0.98 acres of lakefront in Mystic Beach, the property combines a beautifully finished 2 bedroom cabin, a 1,700 sq. ft. shop, four RV hookups, and exceptional outdoor living spaces to create the ultimate setting for summers at the lake, family reunions, and weekends with friends. Inside, the home feels warm and inviting with an open concept layout, modern finishes, shiplap accents, and natural wood ceilings that create a true lakeside retreat. The kitchen features a large island with seating and flows seamlessly into the living area, making it easy to entertain whether you're hosting a weekend crowd or enjoying a quiet evening by the lake. Step outside to the expansive covered deck, where morning coffee, summer barbecues, and evenings spent watching the sunset become part of your routine. Gather around the stone fire pit, enjoy the mature treed setting, or take a short walk to the shoreline and spend the day on the water. What truly sets this property apart is its ability to accommodate family and friends. The impressive 1,700 sq. ft. shop provides exceptional storage for vehicles, boats, and recreational equipment, while four RV plug-ins make it easy to host guests without sacrificing comfort or convenience. The limestone driveway offers easy access and plenty of parking for all your visitors. Whether you're looking for a year-round residence, a weekend getaway, or the ultimate family retreat, this Mystic Beach property is designed to be enjoyed in every season. Come experience the lake lifestyle you've been waiting for.