



134, 15249 Twp Rd 665A
Rural Lac La Biche County, Alberta

MLS # A2319584



\$385,000

Division:	Missawawi Lake Estate		
Type:	Residential/House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	1,138 sq.ft.	Age:	1998 (28 yrs old)
Beds:	3	Baths:	1
Garage:	Double Garage Detached		
Lot Size:	1.16 Acres		
Lot Feat:	Cleared, Few Trees, Private		

Heating: Fireplace(s), Forced Air

Floors: Hardwood, Linoleum

Roof: Asphalt Shingle

Basement: None

Exterior: Other

Foundation: Piling(s)

Features: High Ceilings, No Animal Home

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: Country residential

Utilities: -

Inclusions: Fridge, gas stove, dishwasher, microwave hood fan, washer dryer, 2 sheds, heated workshop, garage door openers, riding mower.

Welcome to this charming property located at beautiful Missawawi Lake in Lac La Biche County, offering the perfect combination of peaceful lake living and convenient access to town amenities. Situated just 13 km from Lac La Biche, this unique opportunity includes two separate lots, making it ideal for families, outdoor enthusiasts, or those looking for a recreational retreat. The main lot features a cozy home with an open loft area that can serve as an additional bedroom, home office, or creative space. The bathroom has been beautifully renovated with a stunning tiled shower, new toilet, and a new hot water tank, providing modern comfort and style. Outside, you'll appreciate the exceptional outbuildings, including a heated double detached garage with infrared heat, a heated woodshop with infrared heat, and an additional outbuilding equipped with a wood stove. The second vacant lot offers plenty of space for guests to set up campers and enjoy summer weekends together. The property is serviced with a septic holding tank (1400 Gal) and water cistern (1400 gal) and also includes an outdoor toilet for added convenience. This sought-after area is known for its outstanding recreational opportunities, including excellent fishing and hunting, boating, birdwatching, and access to hundreds of nearby lakes. Residents also enjoy a nearby golf course and the many amenities of Lac La Biche, including excellent schools, a recreation centre with twin arenas, a swimming pool, curling rink, and a welcoming community atmosphere. Whether you're searching for a year-round residence, weekend getaway, or family retreat, this Missawawi Lake property offers endless opportunities to enjoy Alberta's great outdoors. Don't miss your chance to own this versatile lake-area property—book your private viewing today!