



**13164 Lakeland Drive  
Lac La Biche, Alberta**

**MLS # A2319905**



**\$555,000**

|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | NONE   |               |                   |
| <b>Type:</b>     | Residential/House  |               |                   |
| <b>Style:</b>    | Acreage with Residence, Bungalow                           |               |                   |
| <b>Size:</b>     | 2,179 sq.ft.   | <b>Age:</b>   | 2007 (19 yrs old) |
| <b>Beds:</b>     | 3  | <b>Baths:</b> | 2 full / 2 half   |
| <b>Garage:</b>   | Carport, Double Garage Attached                            |               |                   |
| <b>Lot Size:</b> | 15.84 Acres  |               |                   |
| <b>Lot Feat:</b> | Fruit Trees/Shrub(s), Landscaped, Level, Private, Secluded |               |                   |

|                    |  |                   |                           |
|--------------------|--|-------------------|---------------------------|
| <b>Heating:</b>    | Boiler, In Floor, Natural Gas                  | <b>Water:</b>     | Cistern                   |
| <b>Floors:</b>     | Hardwood, Slate                                | <b>Sewer:</b>     | Open Discharge            |
| <b>Roof:</b>       | Asphalt Shingle                                | <b>Condo Fee:</b> | -                         |
| <b>Basement:</b>   | Crawl Space                                    | <b>LLD:</b>       | -                         |
| <b>Exterior:</b>   | Mixed, See Remarks                             | <b>Zoning:</b>    | On Site Estate Residentia |
| <b>Foundation:</b> | Poured Concrete                                | <b>Utilities:</b> | Natural Gas Paid          |
| <b>Features:</b>   | Ceiling Fan(s), Kitchen Island, Open Floorplan |                   |                           |

**Inclusions:** garden shed, Acto Storage trailers

Enjoy Country Living in this 2179 square foot home on 15.84 acres! Discover the perfect blend of tranquility and convenience with this beautifully maintained home on acreage located on paved Lakeland Drive—just minutes from town and close to all amenities. The owner previously listed the home property on 9.93 acres, and now has included an additional 5.91 acres with 2nd adjacent lot to the east totally 15.84 acres. The spacious 2,180 3 bedroom/4 bathroom home features a bright, sunny kitchen with abundant cabinetry, generous counter space, and brand-new stainless steel appliances, including a large refrigerator and upright freezer. This home offers a complete living space without stairs, features wide door ways, and handle bars in by a toilet and shower that making access easier. The inviting living room boasts gleaming hardwood floors, a ceramic-faced fireplace, and expansive windows overlooking the professionally landscaped grounds. Step outside and enjoy your own private oasis, complete with a gazebo, mature shade trees, a picturesque pond, vibrant flower gardens, and countless planter pots. Additional features include a versatile 2-room office space, carport, equipment shelters, storage sheds, and a charming chicken coop—perfect for hobby farm enthusiasts! There is room here to have a few horses, cows, chickens, other livestock. A large garden could be planted here an watered with a pump to the pond. The property is located near the golf course, boat launch, and Churchill Park, this property offers the space, setting, and lifestyle your family will love! The distance to town is also nice for children take part in extra curricular activities. Cal to day to book your showing of this unique home.