



GRASSROOTS
REALTY GROUP

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110, 13221 Twp Rd 680
Lac La Biche, Alberta

MLS # A2323052



\$289,000

Division:	NONE		
Type:	Residential/Cabin		
Style:	Acreage with Residence, Cottage/Cabin		
Size:	1,060 sq.ft.	Age:	1975 (51 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	None		
Lot Size:	0.50 Acre		
Lot Feat:	Beach, No Neighbours Behind, Private, Seasonal Water, See Remarks, Treed		

Heating:	Baseboard, Electric	Water:	-
Floors:	Other	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	-	LLD:	-
Exterior:	Mixed	Zoning:	CR
Foundation:	-	Utilities:	-
Features:	See Remarks		

Inclusions: Fridge, Stove, Washer, Dryer, Most Furnishings

Beach front Recreational Gem on Lac La Biche Lake! Properties like this are becoming harder to come by in this sought after recreational area hosting a premier fishing and water sport lake and an outdoor enthusiast playground. Located in the popular laid back Golden Sands Subdivision, offering Sandy Beaches, a boat launch, children's playground and a good mix of full and part time residence. This one of a kind cabin is built on a very private treed in .50 acre lot. Offering ample space with 2 dedicated bedrooms 2 bathrooms, with plenty of flex space for additional beds, kitchen, living rooms and hall laundry. The quality and workmanship inside of the cabin is undeniable. Note there is not a sign on the property. Please call the listing agent prior to viewing the property.