



**GRASSROOTS**  
REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

233, 15249 665A Township  
Lac La Biche, Alberta

MLS # A2327409



**\$375,000**

<b>Division:</b>	Lac La Biche		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	954 sq.ft.	<b>Age:</b>	2002 (24 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Off Street, Oversized, Quad or More Detached		
<b>Lot Size:</b>	0.74 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Cleared, Front Yard, Lawn, Open		

<b>Heating:</b>	In Floor, Natural Gas	<b>Water:</b>	Cistern
<b>Floors:</b>	Cork, Tile	<b>Sewer:</b>	Septic Field
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	Country Residential
<b>Foundation:</b>	Slab	<b>Utilities:</b>	Electricity Paid For, Natural Gas Connected
<b>Features:</b>	Ceiling Fan(s)		

**Inclusions:** Deep freeze, kitchen table & chairs, sofa, tv stand, kitchen island, double bed, queen bed, 250 gallon water tank,

Welcome to your lakeside escape in Missawawi Phase 2! If you've been dreaming of peaceful country living with lake access, this beautifully renovated 3-bedroom home delivers the perfect blend of comfort, style, and convenience. The bright open-concept kitchen, dining, and living area is designed for gathering with family and friends, while the large picture window fills the space with natural light and captures the beauty of the outdoors. Thoughtfully renovated from top to bottom, this move-in-ready home features a new metal roof, new siding, covered front porch, new flooring, exterior doors, light fixtures, kitchen island, bathroom vanity, hot water tank, and a spacious new back deck. The home is comfortably heated with in-floor heating, providing efficient warmth and year-round comfort. The kitchen is complete with a new stove, while the laundry includes a new stackable washer and dryer. Step outside and discover everything you need to embrace the country lifestyle. The impressive 26' x 40' shop with two 10' x 9' doors offers endless possibilities for storing vehicles, boats, toys, or creating the ultimate workshop. The property also features a garden shed, raised garden beds, and a fully fenced backyard. Best of all, you can simply walk from your backyard down to the lake and enjoy boating, kayaking, or peaceful evenings by the water. As an added bonus, this home is being sold fully furnished, including a custom couch, TV stand, wood dining table and chairs, queen bed, double bed, and deep freeze—allowing you to move in and start enjoying your new lifestyle from day one. Located on paved roads with just a 15-minute drive to both Lac La Biche and Plamondon, you'll enjoy the perfect balance of quiet country living and everyday convenience. Lac La Biche County is renowned for its exceptional outdoor recreation, offering countless lakes, boating, fishing,

golf, a recreation centre, swimming pool, and year-round activities. Whether you're searching for your forever home, a peaceful retreat, or the perfect place to enjoy Alberta's outdoors, this property truly has it all.