



GRASSROOTS
REALTY GROUP

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15019 Twp Rd 674
Lac La Biche, Alberta

MLS # A2329514



\$569,000

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Bungalow		
Size:	1,295 sq.ft.	Age:	2007 (19 yrs old)
Beds:	3	Baths:	2
Garage:	Triple Garage Detached		
Lot Size:	22.40 Acres		
Lot Feat:	Creek/River/Stream/Pond, Front Yard, Gazebo, Landscaped, Lawn, Level, Ma		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Vinyl	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	AG
Foundation:	ICF Block	Utilities:	-

Features: Central Vacuum, Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, See Remarks

Inclusions: Extra sump pump, 39x16 bunkie, 10x16 shed, and window blinds and coverings

Located in the highly sought-after Rural Lac La Biche County, just 10 minutes from town on paved roads, this exceptional 22.4-acre property offers the perfect combination of privacy, space, and convenience. Fully landscaped and move-in ready, the property features a well-maintained home, detached garage, and a few useful outbuildings. The 1,295 sq. ft. home offers 3 bedrooms, 2 bathrooms, and a fully finished basement with a large open area that can be customized to suit your needs, whether as a family room, recreation space, home office, or gym. Outside, you'll find a fenced garden, a 39' x 16' bunkie complete with a loft and wood stove—ideal for guests, a studio, or a teenager's retreat—and a 10' x 16' storage shed conveniently located beside the garden. A dedicated outdoor prep area makes it easy to wash and prepare fresh vegetables before bringing them into the house. The 32' x 28' detached garage is insulated and finished with OSB providing ample room for up to three vehicles, as well as additional storage or workspace. While not currently heated, it is well suited for year-round use. The home has been exceptionally well cared for, with important updates already completed, including new shingles in 2022, a rebuilt high-efficiency condensing furnace in 2024, new faucets, and water-efficient toilets. The furnace is also equipped with a bypass switch, allowing it to be powered by a generator during a power outage. Additional features include a 3,300-gallon cistern, an open discharge septic system, and a spacious 24' x 16' deck with a covered gazebo that overlooks the private backyard—an ideal setting for relaxing or entertaining. If you're looking for a meticulously maintained acreage in a desirable location close to town, this property is one you won't want to miss.

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