



GRASSROOTS
REALTY GROUP

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301, 13379 TWP RD 670 (101 John's Drive) Township **MLS # A2330880**
Lac La Biche, Alberta



\$559,000

Division:	Lac La Biche		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	2,589 sq.ft.	Age:	1989 (37 yrs old)
Beds:	6	Baths:	4
Garage:	Double Garage Attached		
Lot Size:	0.51 Acre		
Lot Feat:	Back Yard, Cleared, Corner Lot, Cul-De-Sac, Few Trees, Front Yard, Garden,		

Heating:	Baseboard, In Floor	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board	Zoning:	Low density hamlet reside
Foundation:	Poured Concrete	Utilities:	-

Features: Bidet, Ceiling Fan(s), Double Vanity, High Ceilings, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Skylight(s), Storage, Vaulted Ceiling(s), Wood Windows

Inclusions: N/A

Welcome to sought-after Holowachuk Estates—one of the most desirable family-friendly subdivisions near beautiful Beaver Lake! This exceptional neighborhood offers scenic walking trails, a playground, a private boat launch, municipal water and sewer, and convenient access to town in under 10 minutes via well-maintained paved roads. This spacious home boasts 2,588 sq ft above grade, plus a 1,453 sq ft partially finished basement, offering plenty of room for a growing family. Situated on a generous 0.51-acre corner lot, the property provides ample space for parking, recreation, and outdoor living. Enjoy the fully landscaped yard complete with mature trees, a fire pit area, two garden spaces, and additional side parking ideal for an RV or boat. Step inside to a bright and welcoming entrance featuring large windows, skylights, and soaring vaulted ceilings. The sunken living room offers a cozy fireplace and a perfect place to unwind. The kitchen flows seamlessly to both a formal dining room and a sunny breakfast nook overlooking the backyard. Just off the family room, step out onto the large back deck—ideal for entertaining, barbecuing, or relaxing with family and friends. The main floor also includes convenient access to the attached garage, a laundry room, a 3-piece bathroom, and a spacious pantry for extra storage. Upstairs, you’ll find four generously sized bedrooms, a 5-piece main bathroom, and a 4-piece ensuite off the primary suite. The primary bedroom also features patio doors leading to a private balcony—your own peaceful retreat. The basement offers a large recreation room with potential for further development, additional bedroom and storage space, a 3-piece bathroom, and a second laundry area. Enjoy lake living at its finest—just steps from Beaver Lake, where you can spend your days boating, fishing,

kayaking, snowmobiling, and more. This incredible family home has it all. Book your showing today!