



GRASSROOTS
REALTY GROUP

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142, 63303 867 Highway
Rural Lac La Biche County, Alberta

MLS # A2338139



\$349,000

Division:	Fork Lake Estates		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,303 sq.ft.	Age:	1997 (29 yrs old)
Beds:	2	Baths:	2
Garage:	Double Garage Detached, Off Street		
Lot Size:	0.95 Acre		
Lot Feat:	Garden, Gazebo, Interior Lot, Irregular Lot, Lake, Native Plants, Private, Tree		

Heating:	Forced Air	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	cOUNTRY RESIDENTIAL
Foundation:	Wood	Utilities:	-
Features:	Ceiling Fan(s)		

Inclusions: Most furnishings

YEAR-ROUND LAKE LIVING IN FORK LAKE ESTATES! Turn key, move in ready and fully furnished!! Set on a private acre, this 2 bedroom, 2 bathroom home offers the flexibility to enjoy lake life year-round, seasonally, or anywhere in between. The home is ready for comfortable recreational or full-time living, with a cistern and septic field providing the essential services. Outside, there is plenty of room to enjoy the property, including a detached double garage, RV parking with power, and ample space for all your lake toys, vehicles and outdoor gear. Whether you're looking for a year-round home, a weekend retreat, or a place to spend summers at the lake, this property offers the space, privacy and versatility to make it your own. Located in the established Fork Lake Estates community, you're close to the recreation that makes this area special while enjoying the freedom of your own acre.