



GRASSROOTS
REALTY GROUP

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158, 13221 680 Township
Rural Lac La Biche County, Alberta

MLS # A2342897



\$665,500

Division:	Golden Sands		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,146 sq.ft.	Age:	1983 (43 yrs old)
Beds:	5	Baths:	1 full / 1 half
Garage:	Off Street, Triple Garage Detached		
Lot Size:	0.80 Acre		
Lot Feat:	Landscaped, Waterfront		

Heating:	Forced Air	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Log, Mixed	Zoning:	Residential
Foundation:	Poured Concrete, Preserved Wood	Utilities:	-
Features:	Separate Entrance, Vinyl Windows		

Inclusions:	NA
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Lakefront living in Golden Sands, with room to enjoy it all year round! Set on two lots with level access to the water, this log home offers a rare combination of space, privacy, and an easy connection to the outdoors. The four bedroom, two bathroom home brings the warmth and character of log construction together with the comfort of a year round residence. Fully furnished and ready to enjoy, it offers an easy way to settle into lake life without the hassle of starting from scratch. The landscaped yard is made for enjoying the outdoors, with a fire pit and a gazebo featuring its own fireplace, perfect for evenings by the water, regardless of the season. Over 1,000 sq. ft. of garage space provides room for vehicles, boats, recreational toys, and all the extras that come with lake living. With two lots, level access, and a setting that makes the most of the outdoors, this is a property where the lake becomes part of everyday life. A rare opportunity to own a year round home in Golden Sands.