



**GRASSROOTS**  
REALTY GROUP

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174 Lakeshore Drive  
Lac La Biche, Alberta

MLS # A2343653



**\$419,000**

|           |                                                  |        |                   |
|-----------|--------------------------------------------------|--------|-------------------|
| Division: | NONE                                             |        |                   |
| Type:     | Residential/House                                |        |                   |
| Style:    | 1 and Half Storey, Acreage with Residence        |        |                   |
| Size:     | 940 sq.ft.                                       | Age:   | 1996 (30 yrs old) |
| Beds:     | 2                                                | Baths: | 1                 |
| Garage:   | Carport, Gravel Driveway, Single Garage Detached |        |                   |
| Lot Size: | 0.84 Acre                                        |        |                   |
| Lot Feat: | Gentle Sloping, Lake, Treed, Waterfront          |        |                   |

|             |                         |            |                                                     |
|-------------|-------------------------|------------|-----------------------------------------------------|
| Heating:    | Forced Air, Natural Gas | Water:     | Cistern                                             |
| Floors:     | Wood                    | Sewer:     | Septic Field                                        |
| Roof:       | Metal                   | Condo Fee: | -                                                   |
| Basement:   | None                    | LLD:       | 17-68-14-W4                                         |
| Exterior:   | Log                     | Zoning:    | COUNTRY RESIDENTIAL                                 |
| Foundation: | Poured Concrete         | Utilities: | Electricity Connected, Natural Gas Connected, See R |
| Features:   | Natural Woodwork        |            |                                                     |

**Inclusions:** Stove, Fridge, washer, dryer, wood stoves, window coverings.

Log Chalet in Poplar point Subdivision. Year round 1 1/2 storey two bedroom cedar log home ( 972 sf) is fully serviced with 2000 gallon cistern and septic field. This cozy two bedroom chalet features year round use, 3 pc bath, open design, wrap around pressure treated decks, one bedroom guest house (672 sf) with attached garage and carport for for storing toys. The second cabin/garage is equipped with power and sewer and could have its own kitchen and already has a 4pc bathroom. this could be an opportunity for a B&B , guest suite or Primary suit. The .83 acre lakefront lot is nestled quietly in the trees with a shared access to the lake shore, Lac La Biche Lake has been been a destination fishing lake for over a hundred years but as of late has been an anglers choice of Walleye and Northern pike fishing. This would be a great set up an recreational rental property or just for your own use with accomodations for 10+.