



**GRASSROOTS**  
REALTY GROUP

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14028 Township Road 653  
Rural Lac La Biche County, Alberta

MLS # A2348186



**\$425,000**

|           |                                                   |        |                   |
|-----------|---------------------------------------------------|--------|-------------------|
| Division: | NONE                                              |        |                   |
| Type:     | Residential/House                                 |        |                   |
| Style:    | Acreage with Residence, Bungalow                  |        |                   |
| Size:     | 836 sq.ft.                                        | Age:   | 1975 (51 yrs old) |
| Beds:     | 2                                                 | Baths: | 2                 |
| Garage:   | Double Garage Detached                            |        |                   |
| Lot Size: | 10.01 Acres                                       |        |                   |
| Lot Feat: | Back Yard, Landscaped, Lawn, No Neighbours Behind |        |                   |

|             |                                                                |            |    |
|-------------|----------------------------------------------------------------|------------|----|
| Heating:    | Forced Air, Natural Gas                                        | Water:     | -  |
| Floors:     | Carpet, Ceramic Tile                                           | Sewer:     | -  |
| Roof:       | Asphalt Shingle                                                | Condo Fee: | -  |
| Basement:   | Full                                                           | LLD:       | -  |
| Exterior:   | ICFs (Insulated Concrete Forms), Vinyl Siding, Wood Frame      | Zoning:    | AG |
| Foundation: | ICF Block                                                      | Utilities: | -  |
| Features:   | Granite Counters, No Smoking Home, Sump Pump(s), Vinyl Windows |            |    |

**Inclusions:** Truck at driveway, outdoor kitchen, gazebo, all kitchen cooking equipment, sea can, generator.

Remarkable Fully Renovated Rustic Farmhouse on 10 Acres Just 10 minutes south of Lac La Biche, this remarkable 10-acre property offers the perfect combination of rustic charm, modern renovations, and country living. With pavement all the way to the property and a beautifully renovated home that is move-in ready, this is an acreage that needs to be seen to be fully appreciated. The home features 2 bedrooms, with one bedroom on the main level and a spacious bedroom in the fully finished basement. The main-floor 5-piece bathroom is beautifully appointed with dual sinks, soaker tub, and a walk-in shower. The inviting kitchen and dining area showcase stainless steel appliances, a gas stove, live-edge granite countertops, and distressed cabinetry, creating a warm and timeless farmhouse feel. The fully finished basement provides an excellent additional living space with a comfortable family room, utility room, storage, and a large bedroom complete with its own 3-piece ensuite—perfect for guests or added privacy. Step outside onto the deck overlooking the yard and enjoy the new hot tub, or relax on the welcoming front porch. The property also includes a double garage/workshop offering plenty of room for vehicles, storage, hobbies, with a 14 kw generator for backup power. A true standout feature is the impressive cookhouse, thoughtfully equipped for cooking, grilling, and smoking, and even featuring a built-in wood-fired pizza oven. This is an incredible space for entertaining family and friends or enjoying memorable evenings in the country, enjoy your meals under the gazebo. The 10 acres provide plenty of room to enjoy the outdoors, with a pasture area suitable for horses and ample space to create your ideal country lifestyle. With its peaceful setting, extensive renovations, exceptional outdoor amenities, and convenient location just minutes from Lac La

Biche, this property offers something truly special. Simply move in, relax, and enjoy acreage living at its finest. You will be nothing short of impressed!