



GRASSROOTS
REALTY GROUP

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63146 Hwy 867
Rural Lac La Biche County, Alberta

MLS # A2206721



\$130,000

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Mobile Home-Double Wide		
Size:	1,320 sq.ft.	Age:	1982 (44 yrs old)
Beds:	2	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	2.99 Acres		
Lot Feat:	Creek/River/Stream/Pond, Fruit Trees/Shrub(s), Landscaped, Lawn, Many Tre		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Other	LLD:	12-63-11-W4
Exterior:	Aluminum Siding	Zoning:	Ag
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Shed, Green House, Chicken Coop

Private Acreage in the Fork Lake Area! With some Elbow Greece and a Few Projects this property has loads of potential. The 1982 Mobile with a large 12x30 addition, has 2 bedrooms, 1 bath sits on a full basement with concrete walls that houses the salt water softener system for the bored well. The 2.99 acre gated, fenced yard is truly stunning! With mature spruce, apple, cherry, plum and choke cherry trees all over looking a large pond that is very active with water fowl. Also included with the property is a 12x24 garage, shed, salvageable chicken coop and green house. Located only 2 minutes from the popular sandy beaches of Fork Lake Lac La Biche 40 minutes St. Paul 40 Minutes, Rich Lake Convenience Store 10 minutes . This property is a fixer upper, but the yard is WOW! Would make a great recreational or full time residence! Call to view today!