

# \$299,000 - 14106 Nashim Drive, Lac La Biche

MLS® #A2222417

**\$299,000**

3 Bedroom, 1.00 Bathroom, 960 sqft

Residential on 5.00 Acres

NONE, Lac La Biche, Alberta

Welcome to Nashim Drive!!! Nestled on a private, 5-acre parcel, this property offers the perfect blend of comfort and tranquility.

Includes a 3 bedroom 960 sq ft home, that needs some attention and love! The property is a nature lover's dream, with plenty of room for gardening, camping and recreational activities, or simply enjoying the peace of the countryside, while building a new home. It is a perfect spot for summer barbecues with plenty of room for additional camping spots.

You're private and landscaped yard offers a garage and a few sheds along with a perfect spot for sitting around the fire! This property does include a residence; which no value has been included in the sale price!!!! Embrace the tranquility of rural living while only a few minutes from town, and surrounding lakes. Municipal services stubs are at the property line, power and gas is available. Property is being sold "As Is"!!!! Come have a look and see what you could be missing out on!!

\$299,000.00

Built in 1942

## Essential Information

MLS® #	A2222417
Price	\$299,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1



Square Footage	960
Acres	5.00
Year Built	1942
Type	Residential
Sub-Type	Detached
Style	Bungalow, Acreage with Residence
Status	Active

### Community Information

Address	14106 Nashim Drive
Subdivision	NONE
City	Lac La Biche
County	Lac La Biche County
Province	Alberta
Postal Code	T0A 2C0

### Amenities

Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	See Remarks
Appliances	See Remarks
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	Private Yard, Storage, Rain Barrel/Cistern(s)
Lot Description	Back Yard, Front Yard, Lawn, Many Trees, Yard Drainage
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	May 25th, 2025
Days on Market	23
Zoning	Country Residential

**Listing Details**

Listing Office                RE/MAX LA BICHE REALTY

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