

# \$425,000 - 130, 67417 Mcgrane Road, Lac La Biche County

---

MLS® #A2226734

**\$425,000**

4 Bedroom, 2.00 Bathroom, 1,480 sqft  
Residential on 2.85 Acres

McGrane Estates, Lac La Biche County,  
Alberta

Located in Mission Village, this private acreage offers something for everyone in the family. The 2.85 acre - fenced yard is perfect for pets, and there's plenty of space for hobbies and storage with a 28x30 detached garage, 24x16 shed for quads and toys, a playhouse and a municipal park just down the way ....plus a garden, gazebo, and a private back deck to soak up the sun. The home features three main-floor bedrooms plus a spacious front office. The bright, open basement provides endless possibilities and currently hosts the primary bedroom suite, complete with large windows that fill the space with natural light. Click on the 3-D tour to see the home in its entirety. Enjoy the peace and privacy of country living, with the convenience of being close to town and just minutes from Mission Beach. This welcoming acreage is ready for a new family to call it home.



Built in 1991

## Essential Information

MLS® #	A2226734
Price	\$425,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2

Square Footage	1,480
Acres	2.85
Year Built	1991
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bi-Level
Status	Active

### **Community Information**

Address	130, 67417 Mcgrane Road
Subdivision	McGrane Estates
City	Lac La Biche County
County	Lac La Biche County
Province	Alberta
Postal Code	T0A 2C2

### **Amenities**

Parking Spaces	6
Parking	Double Garage Detached
# of Garages	2

### **Interior**

Interior Features	Central Vacuum, Kitchen Island, See Remarks
Appliances	Dishwasher, Electric Range, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Garden, Playground, Private Entrance, Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Corner Lot, Dog Run Fenced In, Environmental Reserve, Fruit Trees/Shrub(s), Garden, Gazebo, Landscaped, See Remarks, Wedge Shaped Lot
Roof	Asphalt
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 1st, 2025
Days on Market	18
Zoning	CR

## **Listing Details**

Listing Office	People 1st Realty
----------------	-------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.