# \$575,000 - 13164 Lakeland Drive, Lac La Biche

MLS® #A2231231

## \$575,000

3 Bedroom, 3.00 Bathroom, 2,179 sqft Residential on 15.84 Acres

NONE, Lac La Biche, Alberta

Country Living Just Minutes from Town!

Discover the perfect blend of tranquility and convenience with this beautifully maintained 15.84 acre property located on paved Lakeland Driveâ€"just minutes from town and close to all amenities.

The spacious 2,180 sq ft home features a bright, sunny kitchen with abundant cabinetry, generous counter space, and brand-new stainless steel appliances, including a large refrigerator and upright freezer. The inviting living room boasts gleaming hardwood floors, a ceramic-faced fireplace, and expansive windows overlooking the professionally landscaped grounds.

Step outside and enjoy your own private oasis, complete with a gazebo, mature shade trees, a picturesque pond, vibrant flower gardens, and countless planter pots.

Additional features include a versatile 2-room office space, carport, equipment shelters, storage sheds, and a charming chicken coopâ€"perfect for hobby farm enthusiasts! Ideally located near the golf course, boat launch, and Churchill Park, this property offers the space, setting, and lifestyle your family will love!







Built in 2007

#### **Essential Information**

MLS® # A2231231 Price \$575.000 Bedrooms 3

Bathrooms 3.00

Full Baths 2

Half Baths 1

Square Footage 2,179

Acres 15.84

Year Built 2007

Type Residential

Sub-Type Detached

Style Acreage with Residence, Bungalow

Status Active

## **Community Information**

Address 13164 Lakeland Drive

Subdivision NONE

City Lac La Biche

County Lac La Biche County

Province Alberta
Postal Code T0A2C0

#### **Amenities**

Parking Spaces 4

Parking Carport

#### Interior

Interior Features Kitchen Island, Open Floorplan, Ceiling Fan(s)

Appliances Dishwasher, Refrigerator, Stove(s), Washer/Dryer, Freezer

Heating In Floor, Natural Gas, Boiler

Cooling None

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas

Basement None

#### **Exterior**

Exterior Features Garden, Private Yard

Lot Description Landscaped, Private, Fruit Trees/Shrub(s), Level, Secluded

Roof Asphalt Shingle

Construction Mixed, See Remarks

Foundation Slab

## **Additional Information**

Date Listed June 14th, 2025

Days on Market 139

Zoning On SIte Estate Residentia

# **Listing Details**

Listing Office RE/MAX LA BICHE REALTY

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