

# \$598,000 - 318 15156 Old Trail, Lac La Biche

MLS® #A2233750

**\$598,000**

3 Bedroom, 3.00 Bathroom, 1,400 sqft  
Residential on 0.46 Acres

Lac La Biche, Lac La Biche, Alberta

Embrace Lakefront Living at Ulliach Beach!

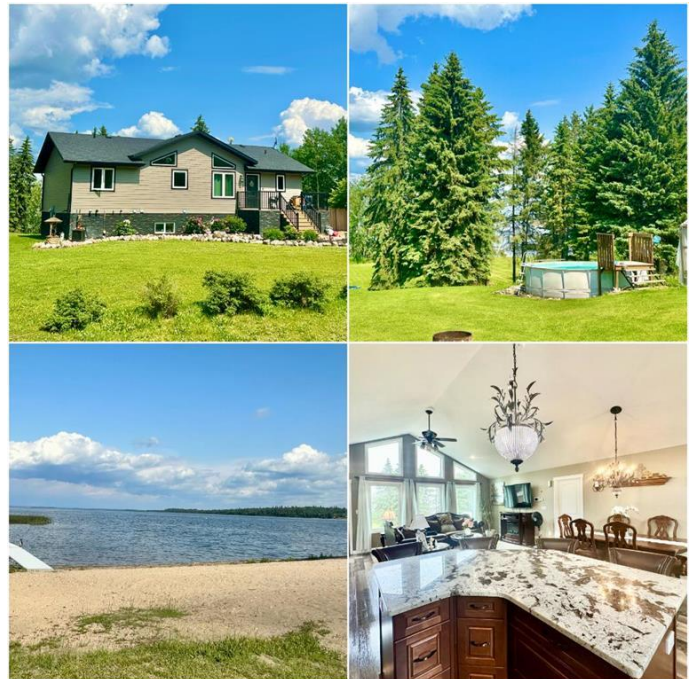
This immaculate lakefront home offers the perfect blend of privacy, natural beauty, and year-round comfort in the sought-after Ulliach Beach subdivision, ideally located between Lac La Biche and Plamondon with paved roads right to your door! This property is hooked up to municipal water and sewer.

Set on a 0.45-acre lot and backing onto 5.75 acres of municipal reserve, you'll enjoy a gorgeous sandy beach and direct lake access shared only with a few neighbors. This is your opportunity to live the lakefront lifestyle with room to relax, entertain, and explore.

Inside, you'll find vaulted ceilings, modern finishings, and a spacious open-concept layout. The kitchen is a chef's dream with granite countertops, a built-in double wall oven, induction cooktop, and a large stainless steel fridge. The main floor features 3 bedrooms, a full 4-piece bath, and a luxurious ensuite with double sinks, a jet tub, and a walk-in shower.

The full walkout basement is partially finished and ready for your vision design up to 3 additional bedrooms, a bathroom (roughed-in), in-floor heating (roughed in), and even a space for a potential sauna!

Outside, the landscaped yard includes a stone



walkway bordered by flower gardens, space for parking, and room to build a garage. There's an easement for boat access and a nearby public boat launch.

Located in beautiful Lac La Biche County, you're close to many other lakes, golf, the Bold Center, Sir Winston Churchill Park, and countless year-round events.

Whether you're looking for a full-time lakefront home or a luxurious weekend escape, this property delivers exceptional value and lifestyle. Don't miss your chance to own a piece of paradise!

Built in 2018

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2233750    |
| Price          | \$598,000   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,400       |
| Acres          | 0.46        |
| Year Built     | 2018        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

**Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 318 15156 Old Trail |
| Subdivision | Lac La Biche        |
| City        | Lac La Biche        |
| County      | Lac La Biche County |
| Province    | Alberta             |
| Postal Code | T0A 2C0             |

**Amenities**

|                |             |
|----------------|-------------|
| Parking Spaces | 2           |
| Parking        | Parking Pad |

### Interior

|                   |                                                                                                                 |
|-------------------|-----------------------------------------------------------------------------------------------------------------|
| Interior Features | Chandelier, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Storage, Vaulted Ceiling(s) |
| Appliances        | Dishwasher, Refrigerator, Washer/Dryer                                                                          |
| Heating           | Forced Air                                                                                                      |
| Cooling           | None                                                                                                            |
| Has Basement      | Yes                                                                                                             |
| Basement          | Full, Walk-Up To Grade, Unfinished                                                                              |

### Exterior

|                   |                                                                                       |
|-------------------|---------------------------------------------------------------------------------------|
| Exterior Features | Fire Pit, Private Yard, Storage                                                       |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Lake, Low Maintenance Landscape, See Remarks |
| Roof              | Asphalt                                                                               |
| Construction      | ICFs (Insulated Concrete Forms)                                                       |
| Foundation        | Poured Concrete                                                                       |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | June 23rd, 2025     |
| Days on Market | 127                 |
| Zoning         | Country Residential |

### Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | RE/MAX LA BICHE REALTY |
|----------------|------------------------|

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