

# \$250,000 - #369, 13441 Twp Rd 665a, Lac La Biche

MLS® #A2258096

## \$250,000

2 Bedroom, 2.00 Bathroom, 1,212 sqft

Residential on 0.20 Acres

Lac La Biche, Lac La Biche, Alberta

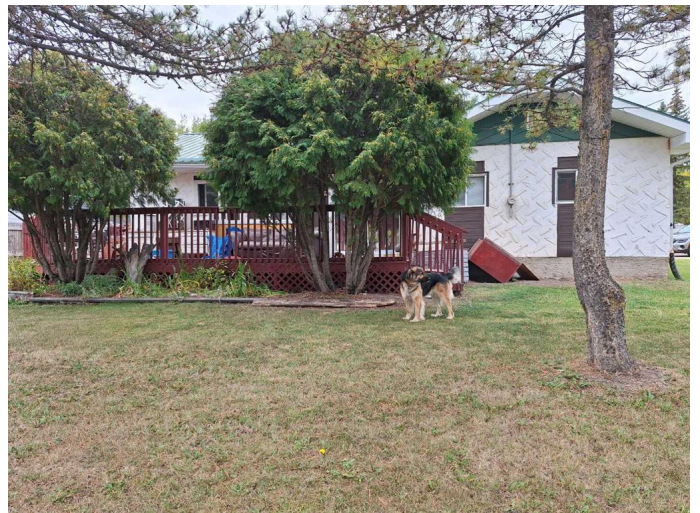
Affordable Opportunity in a Great Neighborhood!

This 2-bedroom, 2-bath home is located in a highly desirable neighborhood of Young's Beach and offers excellent potential for the right buyer, just a block to the Beaver Lake Boat Launch. Featuring a double detached garage and situated on a nice-sized corner lot, this property is ready for your vision. The home requires extensive work and updating, making it a perfect opportunity for investors, flippers, or buyers looking to create their dream home from the ground up. With strong surrounding property values and a sought-after location, the possibilities are endless. Bring your ideas, roll up your sleeves, and take advantage of this rare chance to own in a great community at an affordable price. All offers must accompany a Schedule A

Built in 1967

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2258096  |
| Price          | \$250,000 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 1         |
| Half Baths     | 1         |
| Square Footage | 1,212     |
| Acres          | 0.20      |



|            |             |
|------------|-------------|
| Year Built | 1967        |
| Type       | Residential |
| Sub-Type   | Detached    |
| Style      | Bungalow    |
| Status     | Active      |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | #369, 13441 Twp Rd 665a |
| Subdivision | Lac La Biche            |
| City        | Lac La Biche            |
| County      | Lac La Biche County     |
| Province    | Alberta                 |
| Postal Code | T0A 2C0                 |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |                             |
|-------------------|-----------------------------|
| Interior Features | See Remarks                 |
| Appliances        | None                        |
| Heating           | Forced Air, Natural Gas     |
| Cooling           | None                        |
| Fireplace         | Yes                         |
| # of Fireplaces   | 1                           |
| Fireplaces        | Wood Burning                |
| Has Basement      | Yes                         |
| Basement          | Partial, Partially Finished |

### Exterior

|                   |                                                            |
|-------------------|------------------------------------------------------------|
| Exterior Features | None                                                       |
| Lot Description   | Corner Lot, Lake, Landscaped, See Remarks, Street Lighting |
| Roof              | Asphalt Shingle                                            |
| Construction      | Mixed, Stucco, Wood Siding                                 |
| Foundation        | Poured Concrete                                            |

### Additional Information

|             |                      |
|-------------|----------------------|
| Date Listed | September 17th, 2025 |
|-------------|----------------------|

|                |                           |
|----------------|---------------------------|
| Days on Market | 51                        |
| Zoning         | Low Density Hamlet Reside |

## **Listing Details**

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

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