

386 11355 twp 640 Road  
Rural Lac La Biche County, Alberta

MLS # A2214961



## \$199,900

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Acreage with Residence, Modular Home		
<b>Size:</b>	1,581 sq.ft.	<b>Age:</b>	1982 (43 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	1.38 Acres		
<b>Lot Feat:</b>	Cleared, Corner Lot, Cul-De-Sac, Fruit Trees/Shrub(s)		

<b>Heating:</b>	None	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	Country Residential
<b>Foundation:</b>	Piling(s)	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** Wood Stove, riding mower, snipper, cabin accessories, microwave, water cooler, gate

Looking for a cute and rustic cabin in the woods? Want to be close to the boat launch yet have a very private yard for you to relax in? Ready to take on a project and make this cabin your home sweet cabin?? Potential awaits here! This 4 bedroom cabin offers 2 kitchens and bathroom space. Located on 1.38 acres of beautifully landscaped yard with mature trees and fruit bushes, this cabin would work well for a multi family get away! Plenty of space for your lake toys in the garage and plenty of space for all your quests in the outfitters shack set up as a cooking hall! There is no shortage of room at this acreage - Just steps away from the beautiful sandy beaches of Fork Lake. Truly a must see! Please note that the cabin is not connected to water and septic services however there is a 1800gal cistern in the ground currently collecting rain water and a 1000gal septic collecting grey water from the kitchen in the rec room.