

257, 15538 Old Trail  
Plamondon, Alberta

MLS # A2241839

# \$425,000



<b>Division:</b>	Plamondon		
<b>Type:</b>	Residential/Cabin		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,016 sq.ft.	<b>Age:</b>	1970 (56 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Additional Parking, Boat, Double Garage Detached, Gravel Driveway		
<b>Lot Size:</b>	0.35 Acre		
<b>Lot Feat:</b>	Beach, Lake, Landscaped, Rectangular Lot		

<b>Heating:</b>	Baseboard, Electric, Wood, Wood Stove	<b>Water:</b>	-
<b>Floors:</b>	Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	8-68-15-W4
<b>Exterior:</b>	Wood Frame, Wood Siding	<b>Zoning:</b>	CR
<b>Foundation:</b>	Block	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, See Remarks		

**Inclusions:** All furniture

Fabulous 3 bedroom seasonal lakefront cabin situated in Bayview Beach on beautiful Lac La Biche Lake. Features include a large living room with wood stove, island kitchen with eating bar, and dinette area, expansive primary bedroom with his and hers closets and French door to private covered deck area. Rare west facing double lot with a white sand beach with endless postcard worthy sunsets. In addition to a 298 sq. ft. guest house, there is also a bunk house that sleeps 2. Numerous out buildings such as a wood shed, quonset tarp shelter for all boat, toys and equipment. Also comes with all furnishings, hot tub next to the deck and 92' of custom aluminum dock with wheels, lights and accessories. Site on your large covered deck complete with awnings and relax around your firepit to enjoy the serene and scenic views of the lake, wildlife and sunsets all summer long. One of a kind property awaits you, your family and friends.