

15030 674 Township  
Lac La Biche, Alberta

MLS # A2250767



# \$375,000

|                  |   |               |                   |
|------------------|---|---------------|-------------------|
| <b>Division:</b> | NONE  |               |                   |
| <b>Type:</b>     | Residential/House   |               |                   |
| <b>Style:</b>    | Acreage with Residence, Bungalow  |               |                   |
| <b>Size:</b>     | 980 sq.ft.  | <b>Age:</b>   | 1957 (68 yrs old) |
| <b>Beds:</b>     | 2   | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Double Garage Detached  |               |                   |
| <b>Lot Size:</b> | 87.96 Acres   |               |                   |
| <b>Lot Feat:</b> | Creek/River/Stream/Pond, Farm, Front Yard, Garden, Many Trees, Native Pla |               |                   |

|                    |                      |                   |              |
|--------------------|----------------------|-------------------|--------------|
| <b>Heating:</b>    | Central, Natural Gas | <b>Water:</b>     | Cistern      |
| <b>Floors:</b>     | Hardwood, Linoleum   | <b>Sewer:</b>     | Mound Septic |
| <b>Roof:</b>       | Asphalt Shingle      | <b>Condo Fee:</b> | -            |
| <b>Basement:</b>   | Partial              | <b>LLD:</b>       | -            |
| <b>Exterior:</b>   | Mixed                | <b>Zoning:</b>    | AGRICULTURAL |
| <b>Foundation:</b> | Block, Combination   | <b>Utilities:</b> | -            |
| <b>Features:</b>   | Ceiling Fan(s)       |                   |              |

**Inclusions:** wood stove

Discover 87 acres of opportunity just 15 minutes from Lac La Biche! This recently refreshed 1957 home offers 2 bedrooms, 1 bathroom, and cozy living spaces complete with a woodstove. Enjoy the charm of a covered porch, a detached garage, and the freedom to explore your own walking trails. The property borders Crown land to the west, providing even more space to roam, and features a dugout, making it ideal for livestock or recreation. Whether you're dreaming of a recreational retreat or a hobby farm, this acreage offers privacy, room to grow, and convenience close to town.