

129, 13412 LAKELAND DRIVE Drive  
Rural Lac La Biche County, Alberta

MLS # A2271260



**\$390,000**

<b>Division:</b>	Greenbank Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,141 sq.ft.	<b>Age:</b>	2006 (19 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Detached, Gravel Driveway		
<b>Lot Size:</b>	1.00 Acre		
<b>Lot Feat:</b>	Standard Shaped Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Cistern, Public
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	Holding Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	country residential
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Electricity, Natural Gas, Phone, Sewer
<b>Features:</b>	Open Floorplan		

**Inclusions:** fridge stove, dishwasher, washer, dryer

Affordable country living! Three bedroom bungalow located minutes from town on a quiet country neighbourhood. This 13 year old home features 4 bedrooms , 3 full baths, one of which is the private ensuite off of the master bedroom, a huge wrap around pressure treated deck, five appliances, full ensuite, TV media room in basement a well as a huge games/family room. The yard is landscaped with a new boardwalk patio at the back of the house with a newly built water feature, firepit area and gardens. The double detached garage is heated and also has running water. This home is fully serviced with town water and sewer and is a short bus ride for children riding the bus. File #123