

67280 RR153
Lac La Biche, Alberta

MLS # A2277713

\$750,000



Division:	NONE	
Type:	Residential/House	
Style:	Acreage with Residence, Bungalow	
Size:	2,150 sq.ft.	Age: 2011 (15 yrs old)
Beds:	5	Baths: 3
Garage:	Double Garage Detached	
Lot Size:	39.93 Acres	
Lot Feat:	Backs on to Park/Green Space, Garden, Gazebo, Landscaped, Lawn, Many Trees	

Heating:	Boiler, Floor Furnace, Natural Gas	Water:	Cistern
Floors:	Ceramic Tile, Laminate	Sewer:	Open Discharge
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	15-67-16-W4
Exterior:	Concrete, ICFs (Insulated Concrete Forms), Vinyl Siding, Wood Frame	Zoning:	AG
Foundation:	ICF Block	Utilities:	Electricity Connected
Features:	Beamed Ceilings, Ceiling Fan(s)		

Inclusions:	N/A
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Welcome to this exceptional and hard-to-find 40-acre property, ideally located halfway between Plamondon and Lac La Biche. Surrounded by mature trees and natural beauty, this private acreage offers the perfect blend of comfort, space, and rural lifestyle. Built by Millennium Homes, this impressive 2,150 sq. ft. residence has a total of 5 bedrooms and 3.5 bathrooms with the laundry room on the main floor. The main level features quartz countertops, black appliances, maple cabinetry, ceramic tile, maple hardwood flooring, vaulted ceilings, a striking stone fireplace, and a grand entrance that creates a welcoming first impression. The spacious primary bedroom includes a luxurious 5-piece ensuite with double sinks, a tiled walk-in shower, water closet, and a corner jetted tub. The fully finished basement provides excellent additional living space and features two oversized bedrooms, a 3-piece bathroom with shower, and the comfort of in-floor heating in both the garage and the basement. Roxul Safe & Sound insulation has been installed in the basement ceiling for enhanced soundproofing. A separate entrance from the 896 sq.ft. garage to the basement adds versatility and convenience. Outside, the landscaping is complete, and a massive multi-level deck offers both shaded and sunny areas for outdoor relaxation and entertaining. The 40 acres include established trails ideal for quadding, hiking or hunting, and a garden plot plus oversized storage shed with rollup door. Approximately 5 acres of the land is fenced and suitable for pasture or could be seeded into an alfalfa crop, offering excellent potential for hobby farming or equine use. This remarkable property offers exceptional quality, an incredible location, and outstanding value—well below today's cost to build new. A truly turn-key acreage that must be seen to be appreciated.