

**63 Pine Lane Park
Lac La Biche, Alberta**

MLS # A2282555



\$55,000

Division:	Lac La Biche		
Type:	Mobile/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	1,453 sq.ft.	Age:	1990 (36 yrs old)
Beds:	4	Baths:	1
Garage:	Attached Carport, Parking Pad		
Lot Size:	-		
Lot Feat:	-		

Heating:	High Efficiency	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	-	LLD:	-
Exterior:	-	Zoning:	-
Foundation:	-	Utilities:	-
Features:	-		

Inclusions: N/A

This mobile home is located approximately 15 minutes west of Lac La Biche. This home has a new High Efficiency "GREEN furnace installed 3-4 years ago. The gas bill on average is roughly \$40/month. New HWT installed same time as the furnace. Water lines under the home had all new heat tape installed just over a year ago. The family room can be put back to a bedroom, and become a 5 bedroom home. The oversized lot has mature trees to give it a nice privacy feeling. There is a big shed in the back yard, along with enough wood to build another one. There is no shortage of room to park your boat, camper or RV, or all 3, as the yard is that big. Being within 15 minutes to town, you are not far from all of your everyday needs. Close to the lakes also if you are an outdoors person. New dryer (2 months) and fridge Delivered January 28 2026. New flooring done in parts of the home.