

**429, 14579 RD 690 Township
Lac La Biche, Alberta**

MLS # A2176065



\$399,000

Division:	Lac La Biche		
Type:	Residential/House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	1,478 sq.ft.	Age:	1991 (34 yrs old)
Beds:	2	Baths:	1
Garage:	Double Garage Detached, Garage Door Opener, Garage Faces Side, Gravel		
Lot Size:	0.50 Acre		
Lot Feat:	Back Yard, Beach, Corner Lot, Cul-De-Sac, Few Trees, Fruit Trees/Shrub(s),		

Heating:	Forced Air, Natural Gas	Water:	Cistern
Floors:	Laminate	Sewer:	Holding Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	36-68-15-W4
Exterior:	Mixed, Vinyl Siding, Wood Frame	Zoning:	COUNTRY RESIDENTIAL
Foundation:	Wood	Utilities:	Electricity Connected, Natural Gas Connected
Features:	Ceiling Fan(s), High Ceilings, Walk-In Closet(s)		

Inclusions: HEATED POOL, FIRE PIT, GAZEBO, PATIO FURNITURE, NAUTRAL GAS BARBECUE, FURNITURE,

Remarkable Lakefront Cottage at Blais Resort! Get out of the city and retreat to this 4 season getaway with your family. This stunning modern 2-bedroom cottage on the serene shores of Lac La Biche. Recently renovated with chic finishes and new stainless steel appliances, this furnished retreat offers a comfortable and stylish space to unwind. This property also includes a cozy 3-season bunkie complete with an electric fireplace—perfect for guests or additional family space. The property is designed for entertainment, boasting a heated garage set up as your own pub/sports center, providing a fun gathering spot for friends and family. Enjoy the vibrant community including a park, convenient boat launch and just a stone's throw from the ice road to Lac La Biche. Blais resort is the perfect spot for those looking for lake living, fishing, hunting ATVing, while living in the quiet solitude of nature. Relax by the fire pit or on the deck, soaking in the tranquil sounds of the waves and the abundant local wildlife all while in your own heated pool! Located under 3 hours from Fort McMurray and Edmonton, this is your perfect year-round getaway. Don't miss the opportunity to make this beautiful cottage your own.