

# \$299,888 - 165, 14457 Twp Rd 683, Lac La Biche

MLS® #A2237705

**\$299,888**

2 Bedroom, 1.00 Bathroom, 773 sqft

Residential on 0.53 Acres

NONE, Lac La Biche, Alberta

THIS ONE IS A GEM! LOG ALL SEASON HOME WITH BASEMENT AND IS SURROUNDED BY TREES AND OFFERS LAKE VIEWS TO ENJOY LAC LA BICHES INCREDIBLE SUNSETS. Situated on a half-acre of land that features a municipal reserve trail behind the home, the wildlife corridor, plus a bird sanctuary. The seller is sad to sell this little piece of paradise where she has enjoyed privacy and pure Zen living. This log home features a living area that shines with pride in ownership, vaulted ceilings, solid pine doors, a bright living area, and a cozy living room with a wood-burning fireplace. The main and lower level offers a combined living area of over 1500 sq ft. There is a beautiful kitchen that features a wrap-around island that overlooks your living room and dining nook. There are 2 bedrooms on the main level and a full bathroom. The lower level is almost fully complete and offers a great space for another family room, bedroom, and loads of storage space. Finishing off, this space already includes electrical and drywall. The lower level is complete with a laundry room. The exterior of the home is your private oasis where you can sit on the front veranda and take in picturesque views of the lake. The property has a 2000-gallon cistern and septic tank, furnace, hot water tank, 100-amp service, power, gas, and you will have satellite internet and phone service. The yard is fully landscaped, and you have direct driveway



access to the property. This property is a rare find and priced to sell for under \$300k. You are close to boat launches and a quick commute to town, and just over 2 hours away from Fort McMurray. This property can be the place you call home or your family's recreational property to enjoy lake living in the Summer, and the world-famous ice fishing in the winter. This is an outdoor lover's dream. Call today for your private tour of this special gem.

Built in 2007

### Essential Information

|                |                                  |
|----------------|----------------------------------|
| MLS® #         | A2237705                         |
| Price          | \$299,888                        |
| Bedrooms       | 2                                |
| Bathrooms      | 1.00                             |
| Full Baths     | 1                                |
| Square Footage | 773                              |
| Acres          | 0.53                             |
| Year Built     | 2007                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | Acreage with Residence, Bungalow |
| Status         | Active                           |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 165, 14457 Twp Rd 683 |
| Subdivision | NONE                  |
| City        | Lac La Biche          |
| County      | Lac La Biche County   |
| Province    | Alberta               |
| Postal Code | T0A 2C0               |

### Amenities

|         |                      |
|---------|----------------------|
| Parking | Driveway, Off Street |
|---------|----------------------|

### Interior

|                   |                                                                                                    |
|-------------------|----------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, High Ceilings, No Smoking Home, Open Floorplan, See Remarks, Vaulted Ceiling(s) |
| Appliances        | Freezer, Microwave, Refrigerator, Stove(s), Washer/Dryer                                           |
| Heating           | Forced Air, Natural Gas                                                                            |
| Cooling           | None                                                                                               |
| Fireplace         | Yes                                                                                                |
| # of Fireplaces   | 1                                                                                                  |
| Fireplaces        | Living Room, Wood Burning                                                                          |
| Has Basement      | Yes                                                                                                |
| Basement          | Full, Partially Finished                                                                           |

## Exterior

|                   |                                                                  |
|-------------------|------------------------------------------------------------------|
| Exterior Features | Other, Private Yard                                              |
| Lot Description   | Fruit Trees/Shrub(s), No Neighbours Behind, Private, See Remarks |
| Roof              | Metal                                                            |
| Construction      | Cedar, Log                                                       |
| Foundation        | ICF Block                                                        |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | July 7th, 2025 |
| Days on Market | 70             |
| Zoning         | CR             |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | COLDWELL BANKER UNITED |
|----------------|------------------------|

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