

# **\$595,000 - 201, 67061 Mission Rd., Lac La Biche**

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MLS® #A2245310

**\$595,000**

4 Bedroom, 4.00 Bathroom, 1,498 sqft

Residential on 1.61 Acres

NONE, Lac La Biche, Alberta

Location, Location, Location! Looking for the charm of acreage living without sacrificing the convenience of town amenities? Welcome to Lac La Biche West, where this beautifully maintained property offers the best of both worlds. Step inside to an immaculate, fully finished home with an open-concept layout, bathed in natural light and warm tones. The cozy living room features a woodstove—perfect for relaxing evenings—and flows seamlessly into the kitchen, which boasts stainless appliances including a gas stove, a pantry, a central island, and stunning quartz countertops ideal for the home chef. Downstairs, the spacious basement is thoughtfully designed for both entertaining and functionality. There's plenty of room for a home gym, game area, movie nights, and a striking wet bar. You'll also find a fourth bedroom and a full bathroom, with the laundry area conveniently relocated here (though hookups still exist on the main floor in the half-bath off the entry, if preferred). Outside, the features continue to impress. A 28' x 30' heated and insulated garage, a 16' x 20' shed with lean-tos on each side, concrete walkways, and a private firepit area create a backyard oasis. Enjoy your mornings or evenings under the covered deck, in the hot tub beneath a solid gazebo, or soaking up the sun on the open deck. The backyard is fully enclosed with a chain-link fence—ideal for kids and pets, plus it keeps the deer out of the garden and many fruit



trees. Best of all, this acreage is connected to municipal water and sewer, eliminating the need for well maintenance or septic hauling. This is your chance to enjoy peaceful country living with all the modern conveniences. Don't miss it!

Built in 2006

### Essential Information

|                |                                  |
|----------------|----------------------------------|
| MLS® #         | A2245310                         |
| Price          | \$595,000                        |
| Bedrooms       | 4                                |
| Bathrooms      | 4.00                             |
| Full Baths     | 3                                |
| Half Baths     | 1                                |
| Square Footage | 1,498                            |
| Acres          | 1.61                             |
| Year Built     | 2006                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | Acreage with Residence, Bungalow |
| Status         | Active                           |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 201, 67061 Mission Rd. |
| Subdivision | NONE                   |
| City        | Lac La Biche           |
| County      | Lac La Biche County    |
| Province    | Alberta                |
| Postal Code | T0A 2C0                |

### Amenities

|                |                        |
|----------------|------------------------|
| Utilities      | Electricity Connected  |
| Parking Spaces | 10                     |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                                                                                 |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Kitchen Island, No Smoking Home, Open Floorplan, Bar, Closet Organizers, Central Vacuum, Jetted Tub, Pantry, See Remarks, Sump Pump(s), Wet Bar |
| Appliances        | Dishwasher, Microwave, Refrigerator, Washer/Dryer, Gas Stove                                                                                                    |
| Heating           | Forced Air, Natural Gas, Wood Stove                                                                                                                             |
| Cooling           | Central Air                                                                                                                                                     |
| Fireplace         | Yes                                                                                                                                                             |
| # of Fireplaces   | 1                                                                                                                                                               |
| Fireplaces        | Living Room, Glass Doors, Wood Burning                                                                                                                          |
| Has Basement      | Yes                                                                                                                                                             |
| Basement          | Full                                                                                                                                                            |

## Exterior

|                   |                                                                                                                            |
|-------------------|----------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Private Yard, Covered Courtyard, Dog Run, Fire Pit, Garden, Rain Barrel/Cistern(s)                                         |
| Lot Description   | Corners Marked, Dog Run Fenced In, Fruit Trees/Shrub(s), Landscaped, Many Trees, No Neighbours Behind, Orchard(s), Private |
| Roof              | Asphalt Shingle                                                                                                            |
| Construction      | Concrete, Vinyl Siding, Wood Frame                                                                                         |
| Foundation        | ICF Block                                                                                                                  |

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | August 7th, 2025    |
| Days on Market | 94                  |
| Zoning         | country residential |

## Listing Details

|                |                   |
|----------------|-------------------|
| Listing Office | People 1st Realty |
|----------------|-------------------|

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