

\$495,000 - 153 & 157 Lakeshore Drive, Lac La Biche

MLS® #A2113824

\$495,000

2 Bedroom, 2.00 Bathroom, 1,824 sqft

Single Family on 0.97 Acres

Lac La Biche, Lac La Biche, Alberta

Welcome to this stunning 1,824 sq.ft year-round spruce log home at Missawawi Lake. The minute you walk in you will be greeted by the warmth of the corner woodstove and the sun coming in from the oversized south facing windows. The home features two very large bedrooms upstairs, 2 bathrooms, hardwood floors throughout, magnificent hand-crafted log railings and all the natural beauty that comes with a custom log home. The basement (1200 sq.ft.) is insulated with concrete floor and is undeveloped and is super warm and dry as contains all the mechanical elements including a gas boiler for radiant heat baseboards, hot water tank, the pressure tank and a 1200 gallon water cistern and additional space where a 3rd bathroom and bathroom could be easily added. Continuing to the outside, this one acre-lakefront lot is very private and has a paved driveway that leads up to a 28x34 garage, complete with infrared heating, 220 power, air compressor, electric winch workbenches, floor drain and TV mounted on the wall. Outside there is plenty of room to entertain, on the massive deck, under the covered porch, over at the firepit or in the garage-man-cave. The yard features giant spruce trees, a garden, firepit area and a storage shed with a composting toilet to keep the traffic out of the house. A new 2000 gallon septic tank that was installed in 2020. Only 10 minutes to Lac la Biche or Plamondon, this property is ready for new owners to LOVE it as



much and as long as the current owners have.
(id:6289)

Built in 1996

Essential Information

Listing #	A2113824
Price	\$495,000
Bedrooms	2
Bathrooms	2.00
Square Footage	1,824
Acres	0.97
Year Built	1996
Type	Single Family
Sub-Type	Freehold

Community Information

Address	153 & 157 Lakeshore Drive
Subdivision	Lac La Biche
City	Lac La Biche
Province	Alberta
Postal Code	T0A2C2

Amenities

Amenities	Playground, Water Nearby
Utilities	Electricity, Natural Gas
Features	Level
Parking Spaces	6
Parking	Concrete, Detached Garage, Other
# of Garages	2
View	View
Is Waterfront	Yes
Waterfront	Waterfront

Interior

Appliances	Washer, Refrigerator, Dishwasher, Stove, Dryer, Microwave, Freezer
Heating	Natural gas Baseboard heaters
Cooling	None
Fireplace	Yes

of Fireplaces 1
of Stories 2

Exterior

Exterior Concrete, Log
Exterior Features Landscaped
Construction Log, Poured concrete
Foundation Wood

Listing Details

Listing Office People 1st Realty



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