\$775,000 - 217, 14579 Twp Rd 690, Lac La Biche County

MLS® #A2116517

\$775,000

4 Bedroom, 3.00 Bathroom, 1,735 sqft Residential on 0.50 Acres

NONE, Lac La Biche County, Alberta

Executive lakefront living at Blais Resort! This 4-bedroom, 4-bathroom home spans three fully finished levels and has been thoughtfully designed with luxury, comfort, and functionality in mind. From the outside, the home makes the most of its south-facing exposure with floor-to-ceiling windows and a 26 ft deck overlooking the lake. The property includes a 28x32 heated double garageâ€"complete with its own 3-piece bathroom and laundry pairâ€"plus a fully insulated 16x24 cold storage shed and a 12x14 heated and insulated bunkie for extra guest space. Inside, the main floor offers two generous bedrooms, while the upper level features the primary suite with walk-in closet, ensuite, and a dedicated office. The walkout basement is beautifully finished with a wet bar, exercise area, TV space, full bathroom, mechanical room, and another bedroom, leading out to a screened and covered patio with serene lake views. Built with no expense spared, this home features continuous metal roofing, Hardy board siding, triple-pane windows, an ICF block basement with infloor heating, tankless hot water, an efficient heat exchange system, central A/C, and spray foam insulation in all walls and ceilings.

Finishes include hardwood flooring, granite countertops, custom tilework in the kitchen and bathrooms, high-end appliances, a stone-mantel gas fireplace, an electric fireplace in the primary bedroom, and timeless décor throughout. Every window frames an







unobstructed view of the lake. Lovingly designed and built by the original owners, this remarkable home is ready to welcome a new family to enjoy the lakefront lifestyle they envisioned.

Built in 2017

Essential Information

MLS® # A2116517 Price \$775,000

Bedrooms 4

Bathrooms 3.00

Full Baths 3

Square Footage 1,735 Acres 0.50 Year Built 2017

Type Residential Sub-Type Detached

Style Acreage with Residence, A-Frame

Status Active

Community Information

Address 217, 14579 Twp Rd 690

Subdivision NONE

City Lac La Biche County

County Lac La Biche County

Province Alberta
Postal Code T0A 2C0

Amenities

Utilities Electricity Connected

Parking Spaces 10

Parking Double Garage Detached, Gravel Driveway

of Garages 2
Is Waterfront Yes

Waterfront Lake Front

Interior

Interior Features Ceiling Fan(s), Closet Organizers, Crown Molding, Granite Counters,

High Ceilings, Vinyl Windows, Kitchen Island, Master Downstairs, No Smoking Home, Open Floorplan, Pantry, See Remarks, Soaking Tub, Suspended Ceiling, Tankless Hot Water, Wet Bar, Walk-In Closet(s),

WaterSense Fixture(s)

Appliances Bar Fridge, Dishwasher, Freezer, Gas Range, Microwave, Refrigerator,

Range Hood, Trash Compactor, Tankless Water Heater, Washer/Dryer,

Washer/Dryer Stacked

Heating Floor Furnace, In Floor, Natural Gas

Cooling Central Air

Fireplace Yes

of Fireplaces 2

Fireplaces Electric, Family Room, Gas, Glass Doors, Outside, Recreation Room

Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features Private Yard, Rain Barrel/Cistern(s)

Lot Description Lake, See Remarks, Waterfront

Roof Metal

Construction Cement Fiber Board, ICFs (Insulated Concrete Forms), Wood Frame

Foundation ICF Block

Additional Information

Date Listed March 19th, 2024

Days on Market 580

Zoning Country Residential

Listing Details

Listing Office PEOPLE 1st REALTY

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