

\$579,000 - 83 14579 Twp Rd 690, Lac La Biche

MLS® #A2173125

\$579,000

3 Bedroom, 3.00 Bathroom, 1,738 sqft
Residential on 1.53 Acres

Lac La Biche, Lac La Biche, Alberta

Come Home to the Good Life! Discover the tranquility of country living at Blais Resort, where quality and beauty converge in a stunning country setting only minutes from the north shores of Lac La Biche Lake!!! This extraordinary property boasts a magnificent 2015-built home situated on 1.53 acres of beautifully landscaped yard! Step inside and be greeted by an inviting open-concept living space featuring meticulous attention to detail, vaulted ceilings, stunning dormer and English grill windows, a spacious kitchen, dining and living room. With 3 bedrooms, 2.5 bathrooms, main floor laundry, a tanning bed and central air conditioning. This is what this meticulously maintained home has to offer!!!! What about storage you may ask, you have an abundance, partial basement is nicely set up with shelving for all your storage needs! The attached garage has been converted into a fabulous man cave, complete with in floor heating, pool table, and space for a large screen TV! Step outside onto the beautiful deck featuring a hand built gazebo, perfect for soaking up the sun or take a dip in the swimming pool. Relax in the enclosed hot tub and gaze up at the starry night sky or northern lights. This exceptional property also features a heated shop, four storage sheds, and two RV parking spots with power and a dumping station. Nested in a great little community which is only 25 minutes to Lac La Biche, or 2 hours from Fort MacMurray, Blais resort is surrounded by crown land, offering endless opportunities for



quad adventures and days spent on the lake.
Don't miss your chance to experience this
one-of-a-kind property! Schedule your viewing
to see for yourself all this property has to offer!

Built in 2015

Essential Information

| | |
|----------------|----------------------------------|
| MLS® # | A2173125 |
| Price | \$579,000 |
| Bedrooms | 3 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,738 |
| Acres | 1.53 |
| Year Built | 2015 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Acreage with Residence, Bungalow |
| Status | Active |

Community Information

| | |
|-------------|---------------------|
| Address | 83 14579 Twp Rd 690 |
| Subdivision | Lac La Biche |
| City | Lac La Biche |
| County | Lac La Biche County |
| Province | Alberta |
| Postal Code | T0A 2C0 |

Amenities

| | |
|----------------|------------------------|
| Parking Spaces | 6 |
| Parking | Double Garage Attached |
| # of Garages | 2 |

Interior

| | |
|-------------------|---|
| Interior Features | High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s), No Animal Home, Vaulted Ceiling(s) |
| Appliances | Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer |

| | |
|--------------|--------------------------|
| Heating | In Floor, Forced Air |
| Cooling | Central Air |
| Has Basement | Yes |
| Basement | Full, Partially Finished |

Exterior

| | |
|-------------------|--|
| Exterior Features | Fire Pit, Private Yard, RV Hookup, Storage |
| Lot Description | Back Yard, Cleared, Front Yard, Landscaped, No Neighbours Behind, Open Lot, See Remarks, Paved |
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|---------------------|
| Date Listed | October 16th, 2024 |
| Days on Market | 312 |
| Zoning | Country Residential |

Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.