# \$130,000 - 63146 Hwy 867, Lac La Biche County

MLS® #A2206721

## \$130,000

1 Bedroom, 1.00 Bathroom, 1,320 sqft Residential on 2.99 Acres

NONE, Lac La Biche County, Alberta

Private Acreage in the Fork Lake Area! With some Elbow Greece and a Few Projects this property has loads of potential. The 1982 Mobile with a large 12x30 addition, has 2 bedrooms, 1 bath sits on a full basement with concreate walls that houses the salt water softener system for the bored well. The 2.99 acre gated, fenced yard is truly stunning! With mature spruce, apple, cherry, plum and choke cherry trees all over looking a large pond that is very active with water fowl. Also included with the property is a 12x24 garage, shed, salvageable chicken coop and green house. Located only 2 minutes from the popular sandy beaches of Fork Lake Lac La Biche 40 minutes St. Paul 40 Minutes, Rich Lake Convenience Store 10 minutes. This property is a fixer upper, but the yard is WOW! Would make a great recreational or full time residence! Call to view today!

Built in 1982

## **Essential Information**

MLS® # A2206721 Price \$130,000

Bedrooms 1

Bathrooms 1.00

Full Baths 1

Square Footage 1,320

Acres 2.99

Year Built 1982





Type Residential Sub-Type Detached

Style Acreage with Residence, Double Wide Mobile Home

Status Active

# **Community Information**

Address 63146 Hwy 867

Subdivision NONE

City Lac La Biche County

County Lac La Biche County

Province Alberta
Postal Code T0A 2C0

#### **Amenities**

Parking Single Garage Detached

# of Garages 1

Is Waterfront Yes

#### Interior

Interior Features See Remarks
Appliances See Remarks
Heating Forced Air

Cooling None Has Basement Yes

Basement See Remarks, Unfinished

### **Exterior**

Exterior Features Private Yard

Lot Description Creek/River/Stream/Pond, Fruit Trees/Shrub(s), Lawn, Landscaped,

Many Trees, Pie Shaped Lot, See Remarks, Treed, Views, Waterfront

Roof Asphalt Shingle
Construction Aluminum Siding
Foundation Poured Concrete

### **Additional Information**

Date Listed March 28th, 2025

Days on Market 215
Zoning Ag

# **Listing Details**



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