

# \$975,000 - 67076, Range Road 151, Lac La Biche County

MLS® #A2216129

**\$975,000**

7 Bedroom, 4.00 Bathroom, 3,347 sqft

Residential on 142.24 Acres

NONE, Lac La Biche County, Alberta

New Listing!

This stunning two-story Georgian-style home offers over 5,000 sq ft of finished living space, including a fully developed walkout basement, and is situated on an expansive 142.24-acre property!

The home features 8 bedrooms and 5 bathrooms, ideal for large families or multi-generational living. Step into the grand entrance and be impressed by the elegant decorative arches and pillars. You can also enter through the attached double garage, conveniently leading to a walk-through pantry just off the kitchen.

Enjoy your morning coffee in the bright breakfast nook while taking in the serene views, or gather in the formal dining room for meals. The main floor includes a self-contained living area designed for accessibility, featuring a wide layout for wheelchair use, a cozy living room, a kitchenette, a luxurious bathroom with a soaker tub, wheel-in shower, and a private entrance with a ramp.

Additional main floor highlights include a spacious laundry room and lowered countertops for ease of use. Upstairs, youâ€™ll find 4 bedrooms and 2 full bathroomsâ€”perfect for bedrooms, home offices, or hobby spaces. A wheelchair lift is also installed along the staircase to the lower level.

The 2,000 sq ft walkout basement offers even more space with a large rec room, a dining



area, and doors that open to a beautiful paving stone patio. This level also features a fully equipped secondary living space with a kitchen, pantry, dining area, living room, 2 bedrooms, a 4-piece bathroom, and laundry/storage space.

Outside, the property offers incredible value:

- A 2-car detached garage
- A new metal barn with an overhead door and concrete floor—ideal as a workshop
- Well-maintained corrals for livestock
- A 30' x 10' storage building
- A chicken coop
- A bus stop shelter for the kids

Whether you’re dreaming of a peaceful family homestead, housing for workers, a potential outfitting business, or AirBnB business, this property has endless possibilities! The land includes open pasture, hay-ready clearings, wooded areas ideal for hunting, gravel deposits, and borders a small lake that attracts local wildlife.

A registered well provides ample water for both the home and livestock. The house is efficiently heated with two furnaces—one gas and one wood-burning.

Located just 15 minutes from both Lac La Biche and Plamondon, this unique and versatile property must be seen in person to be truly appreciated.

Built in 2004

**Essential Information**

|                |           |
|----------------|-----------|
| MLS® #         | A2216129  |
| Price          | \$975,000 |
| Bedrooms       | 7         |
| Bathrooms      | 4.00      |
| Full Baths     | 4         |
| Square Footage | 3,347     |
| Acres          | 142.24    |
| Year Built     | 2004      |

|          |                                  |
|----------|----------------------------------|
| Type     | Residential                      |
| Sub-Type | Detached                         |
| Style    | 2 Storey, Acreage with Residence |
| Status   | Active                           |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 67076, Range Road 151 |
| Subdivision | NONE                  |
| City        | Lac La Biche County   |
| County      | Lac La Biche County   |
| Province    | Alberta               |
| Postal Code | T0A 2C0               |

### Amenities

|                |                                                            |
|----------------|------------------------------------------------------------|
| Parking Spaces | 6                                                          |
| Parking        | Double Garage Attached, Double Garage Detached, Off Street |
| # of Garages   | 4                                                          |

### Interior

|                   |                                                                                                                                 |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Ceiling Fan(s), High Ceilings, No Animal Home, No Smoking Home, Pantry                                       |
| Appliances        | Bar Fridge, Built-In Oven, Dishwasher, Dryer, Electric Cooktop, Portable Dishwasher, Range Hood, Refrigerator, Stove(s), Washer |
| Heating           | Forced Air, Natural Gas, Wood                                                                                                   |
| Cooling           | None                                                                                                                            |
| Fireplace         | Yes                                                                                                                             |
| # of Fireplaces   | 1                                                                                                                               |
| Fireplaces        | Gas, Living Room, Decorative                                                                                                    |
| Has Basement      | Yes                                                                                                                             |
| Basement          | Finished, Full, Walk-Out                                                                                                        |

### Exterior

|                   |                                                                                                                |
|-------------------|----------------------------------------------------------------------------------------------------------------|
| Exterior Features | Balcony, Fire Pit, Private Yard                                                                                |
| Lot Description   | Back Yard, Brush, Cleared, Front Yard, Lake, Lawn, Many Trees, Native Plants, Pasture, Private, Farm, Secluded |
| Roof              | Asphalt Shingle                                                                                                |
| Construction      | Stone, Vinyl Siding, Wood Frame                                                                                |
| Foundation        | Poured Concrete                                                                                                |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 29th, 2025 |
| Days on Market | 11               |
| Zoning         | AGRICULTURAL     |

### **Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | RE/MAX LA BICHE REALTY |
|----------------|------------------------|

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