# \$364,000 - 14311 653 Range, Lac La Biche County

MLS® #A2219501

## \$364,000

3 Bedroom, 2.00 Bathroom, 1,509 sqft Residential on 25.00 Acres

N/A, Lac La Biche County, Alberta

Hobby Farm Potential on 25 Acres – Just Minutes from Lac La Biche!
Located on the paved and scenic Cristy Creek Road, this 25-acre property offers the perfect blend of privacy, space, and convenience.
Ideal for hobby farming, the land is fully fenced and features, pastures, hay fields and a dugout.

The 3-bedroom, 2-bathroom home includes a versatile den and features a bright, open-concept layout with a central island, making it ideal for family living and entertaining. Enjoy the peace of country living with the bonus of being just a short drive to all the amenities of town.

Whether you're looking to start a small farm, raise a family with room to roam, or simply enjoy the quiet countryside, this property checks all the boxes.

Built in 2002

#### **Essential Information**

MLS® # A2219501 Price \$364,000

Bedrooms 3

Bathrooms 2.00

Full Baths 2

Square Footage 1,509

Acres 25.00







Year Built 2002

Type Residential Sub-Type Detached

Style Acreage with Residence, Modular Home

Status Active

# **Community Information**

Address 14311 653 Range

Subdivision N/A

City Lac La Biche County

County Lac La Biche County

Province Alberta
Postal Code T0A2C2

#### **Amenities**

Parking Spaces 10

Parking Parking Pad

#### Interior

Interior Features Breakfast Bar, Built-in Features, Ceiling Fan(s)

Appliances Refrigerator, Electric Stove, Microwave, Range Hood, Washer/Dryer

Heating Forced Air

Cooling None
Basement None

#### **Exterior**

Exterior Features Private Yard

Lot Description Pasture, Cleared

Roof Asphalt Shingle

Construction Mixed

Foundation Block, Wood

#### **Additional Information**

Date Listed May 7th, 2025

Days on Market 170

Zoning Agricultural

## **Listing Details**

Listing Office RE/MAX LA BICHE 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.