

# \$425,000 - 257, 15538 Old Trail, Plamondon

MLS® #A2241839

## \$425,000

3 Bedroom, 1.00 Bathroom, 1,016 sqft

Residential on 0.35 Acres

Plamondon, Plamondon, Alberta

Fabulous 3 bedroom seasonal lakefront cabin situated in Bayview Beach on beautiful Lac La Biche Lake. Features include a large living room with wood stove, island kitchen with eating bar, and dinette area, expansive primary bedroom with his and hers closets and French door to private covered deck area. Rare west facing double lot with a white sand beach with endless postcard worthy sunsets. In addition to a 298 sq. ft. guest house, there is also a bunk house that sleeps 2. Numerous out buildings such as a wood shed, quonset tarp shelter for all boat, toys and equipment. Also comes with all furnishings, hot tub next to the deck and 92' of custom aluminum dock with wheels, lights and accessories. Site on your large covered deck complete with awnings and relax around your firepit to enjoy the serene and scenic views of the lake, wildlife and sunsets all summer long. One of a kind property awaits you, your family and friends.

Built in 1970

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2241839  |
| Price          | \$425,000 |
| Bedrooms       | 3         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 1,016     |



|            |              |
|------------|--------------|
| Acres      | 0.35         |
| Year Built | 1970         |
| Type       | Residential  |
| Sub-Type   | Recreational |
| Style      | Bungalow     |
| Status     | Active       |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 257, 15538 Old Trail |
| Subdivision | Plamondon            |
| City        | Plamondon            |
| County      | Lac La Biche County  |
| Province    | Alberta              |
| Postal Code | T0A2T0               |

### Amenities

|                |                                                                   |
|----------------|-------------------------------------------------------------------|
| Parking Spaces | 2                                                                 |
| Parking        | Additional Parking, Double Garage Detached, Boat, Gravel Driveway |
| # of Garages   | 2                                                                 |
| Is Waterfront  | Yes                                                               |
| Waterfront     | Beach Front, Lake Front, Waterfront                               |

### Interior

|                   |                                                                                 |
|-------------------|---------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, See Remarks |
| Appliances        | Gas Cooktop, Refrigerator, Wall/Window Air Conditioner, Window Coverings        |
| Heating           | Baseboard, Wood Stove, Electric, Wood                                           |
| Cooling           | Wall/Window Unit(s)                                                             |
| Basement          | None                                                                            |

### Exterior

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Exterior Features | Awning(s), Fire Pit, Private Entrance, Rain Gutters, Storage, Dock |
| Lot Description   | Landscaped, Rectangular Lot, Beach, Lake                           |
| Roof              | Asphalt Shingle                                                    |
| Construction      | Wood Frame, Wood Siding                                            |
| Foundation        | Block                                                              |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 19th, 2025 |
| Days on Market | 97              |
| Zoning         | CR              |

### **Listing Details**

|                |                                 |
|----------------|---------------------------------|
| Listing Office | CENTURY 21 LAKELAND REAL ESTATE |
|----------------|---------------------------------|

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