

\$250,000 - #369, 13441 Twp Rd 665a, Lac La Biche

MLS® #A2258096

\$250,000

2 Bedroom, 2.00 Bathroom, 1,212 sqft

Residential on 0.20 Acres

Lac La Biche, Lac La Biche, Alberta

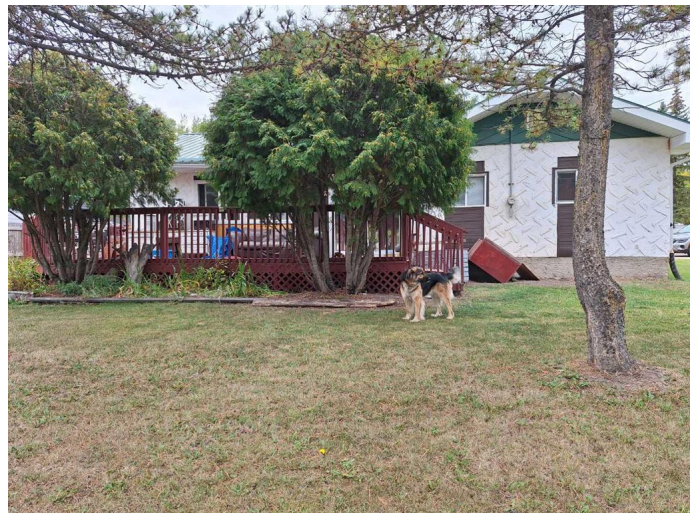
Affordable Opportunity in a Great Neighborhood!

This 2-bedroom, 2-bath home is located in a highly desirable neighborhood of Young's Beach and offers excellent potential for the right buyer, just a block to the Beaver Lake Boat Launch. Featuring a double detached garage and situated on a nice-sized corner lot, this property is ready for your vision. The home requires extensive work and updating, making it a perfect opportunity for investors, flippers, or buyers looking to create their dream home from the ground up. With strong surrounding property values and a sought-after location, the possibilities are endless. Bring your ideas, roll up your sleeves, and take advantage of this rare chance to own in a great community at an affordable price. All offers must accompany a Schedule A

Built in 1967

Essential Information

MLS® #	A2258096
Price	\$250,000
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,212
Acres	0.20



Year Built	1967
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	#369, 13441 Twp Rd 665a
Subdivision	Lac La Biche
City	Lac La Biche
County	Lac La Biche County
Province	Alberta
Postal Code	T0A 2C0

Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	See Remarks
Appliances	None
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Partial, Partially Finished

Exterior

Exterior Features	None
Lot Description	Corner Lot, Lake, Landscaped, See Remarks, Street Lighting
Roof	Asphalt Shingle
Construction	Mixed, Stucco, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	September 17th, 2025
-------------	----------------------

Days on Market	35
Zoning	Low Density Hamlet Reside

Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.