

**#206, 13441 Twp Rd 665A  
Lac La Biche, Alberta**

**MLS # A2214644**



**\$285,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey, Acreage with Residence		
<b>Size:</b>	939 sq.ft.	<b>Age:</b>	1979 (46 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Quad or More Detached		
<b>Lot Size:</b>	0.53 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, Lawn, Level, Low Maintenance Landscape, Private,		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas, Wood	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Siding	<b>Zoning:</b>	Low Density Hamlet Reside
<b>Foundation:</b>	Block	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), High Ceilings, Laminate Counters, See Remarks		

**Inclusions:** Shed, Firepit

Comfy Cedar Loft Cottage! This well maintained and tastefully renovated home offers a spacious main level with an oversized bathroom with in suite laundry, open concept bright kitchen, dining and, sunken living room with a floor to ceiling wood burning fireplace feature. The upper level features an oversized loft/bedroom area, with plenty of room for flex space. The hot water tank and furnace are new, flooring is new, Extra rigid Styrofoam was added to the exterior and new cedar siding replaced 7 years ago, shingles were replaced 8 years ago. Outdoors, you have a large deck for entertaining on the very private .53 of an acre lot with mature spruce trees and fire pit area. There is an oversized Metal Shed with a concrete slab, that is large enough to house a vehicle. The property is definitely suitable for year round living or maybe you are looking for a weekend getaway in the highly sought after subdivision of Young's Beach. Only a block away from the boat launch giving you access to Beaver Lake, one of the nicest lakes in the Lac La Biche Region. Enjoy the walking trails in the area, children's park and the very short distance to all in town amenities. The property has full in town utility services. A must See! Call to view today!