

# \$495,000 - 153 & 157 Lakeshore Drive, Lac La Biche

MLS® #A2113824

**\$495,000**

2 Bedroom, 2.00 Bathroom, 1,824 sqft

Residential on 0.97 Acres

Lac La Biche, Lac La Biche, Alberta

Welcome to this stunning 1,824 sq.ft year-round spruce log home at Missawawi Lake. The minute you walk in you will be greeted by the warmth of the corner woodstove and the sun coming in from the oversized south facing windows. The home features two very large bedrooms upstairs, 2 bathrooms, hardwood floors throughout, magnificent hand-crafted log railings and all the natural beauty that comes with a custom log home. The basement (1200 sq.ft.) is insulated with concrete floor and is undeveloped and is super warm and dry as contains all the mechanical elements including a gas boiler for radiant heat baseboards, hot water tank, the pressure tank and a 1200 gallon water cistern and additional space where a 3rd bathroom and bathroom could be easily added. Continuing to the outside, this one acre-lakefront lot is very private and has a paved driveway that leads up to a 28x34 garage, complete with infrared heating, 220 power, air compressor, electric winch workbenches, floor drain and TV mounted on the wall. Outside there is plenty of room to entertain, on the massive deck, under the covered porch, over at the firepit or in the garage-man-cave. The yard features giant spruce trees, a garden, firepit area and a storage shed with a composting toilet to keep the traffic out of the house. A new 2000 gallon septic tank that was installed in 2020. Only 10 minutes to Lac la Biche or Plamondon, this property is ready for new owners to LOVE it as



much and as long as the current owners have.

Built in 1996

### Essential Information

|                |                                           |
|----------------|-------------------------------------------|
| MLS® #         | A2113824                                  |
| Price          | \$495,000                                 |
| Bedrooms       | 2                                         |
| Bathrooms      | 2.00                                      |
| Full Baths     | 2                                         |
| Square Footage | 1,824                                     |
| Acres          | 0.97                                      |
| Year Built     | 1996                                      |
| Type           | Residential                               |
| Sub-Type       | Detached                                  |
| Style          | Acreage with Residence, 1 and Half Storey |
| Status         | Active                                    |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 153 & 157 Lakeshore Drive |
| Subdivision | Lac La Biche              |
| City        | Lac La Biche              |
| County      | Lac La Biche County       |
| Province    | Alberta                   |
| Postal Code | T0A 2C2                   |

### Amenities

|                |                                                       |
|----------------|-------------------------------------------------------|
| Utilities      | Electricity Available, Natural Gas Available          |
| Parking Spaces | 6                                                     |
| Parking        | Concrete Driveway, Double Garage Detached, Off Street |
| # of Garages   | 2                                                     |
| Is Waterfront  | Yes                                                   |
| Waterfront     | Waterfront                                            |

### Interior

|                   |                                                                       |
|-------------------|-----------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Open Floorplan                                         |
| Appliances        | Dishwasher, Dryer, Freezer, Microwave, Refrigerator, Stove(s), Washer |
| Heating           | Baseboard, Boiler, Natural Gas                                        |

|                 |                            |
|-----------------|----------------------------|
| Cooling         | None                       |
| Fireplace       | Yes                        |
| # of Fireplaces | 1                          |
| Fireplaces      | Family Room, Free Standing |
| Has Basement    | Yes                        |
| Basement        | Full, Unfinished           |



**Exterior**

|                   |                                                                          |
|-------------------|--------------------------------------------------------------------------|
| Exterior Features | Fire Pit, Garden, Permeable Paving, Private Yard, Rain Barrel/Cistern(s) |
| Lot Description   | Landscaped, Level, Private, Views, Waterfront, Wooded, Yard Drainage     |
| Roof              | Metal                                                                    |
| Construction      | Concrete, Log                                                            |
| Foundation        | Wood                                                                     |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | March 9th, 2024 |
| Days on Market | 415             |
| Zoning         | R               |

**Listing Details**

|                |                   |
|----------------|-------------------|
| Listing Office | PEOPLE 1st 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.