

# \$575,000 - 13164 Lakeland Drive, Lac La Biche

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MLS® #A2231231

**\$575,000**

3 Bedroom, 3.00 Bathroom, 2,180 sqft

Residential on 9.93 Acres

NONE, Lac La Biche, Alberta

Country Living Just Minutes from Town!

Discover the perfect blend of tranquility and convenience with this beautifully maintained 15-acre property located on paved Lakeland Drive—just minutes from town and close to all amenities.

The spacious 2,180 sq ft home features a bright, sunny kitchen with abundant cabinetry, generous counter space, and brand-new stainless steel appliances, including a large refrigerator and upright freezer. The inviting living room boasts gleaming hardwood floors, a ceramic-faced fireplace, and expansive windows overlooking the professionally landscaped grounds.

Step outside and enjoy your own private oasis, complete with a gazebo, mature shade trees, a picturesque pond, vibrant flower gardens, and countless planter pots.

Additional features include a versatile 2-room office space, carport, equipment shelters, storage sheds, and a charming chicken coop—perfect for hobby farm enthusiasts!

Ideally located near the golf course, boat launch, and Churchill Park, this property offers the space, setting, and lifestyle your family will love!



Built in 2007

## Essential Information

MLS® #                      A2231231

Price                        \$575,000

Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,180
Acres	9.93
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### **Community Information**

Address	13164 Lakeland Drive
Subdivision	NONE
City	Lac La Biche
County	Lac La Biche County
Province	Alberta
Postal Code	T0A2C0

### **Amenities**

Parking Spaces	4
Parking	Carport

### **Interior**

Interior Features	Ceiling Fan(s), Kitchen Island, Open Floorplan
Appliances	Dishwasher, Freezer, Refrigerator, Stove(s), Washer/Dryer
Heating	Boiler, In Floor, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	None, Crawl Space

### **Exterior**

Exterior Features	Garden, Private Yard
Lot Description	Fruit Trees/Shrub(s), Landscaped, Level, Private, Secluded
Roof	Asphalt Shingle

Construction	Mixed, See Remarks
Foundation	None

### **Additional Information**

Date Listed	June 14th, 2025
Days on Market	1
Zoning	On Slte Estate Residentia

### **Listing Details**

Listing Office	RE/MAX LA BICHE REALTY
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