

# \$200,000 - 14073 Twp Rd 670, Lac La Biche

MLS® #A2188181

**\$200,000**

2 Bedroom, 1.00 Bathroom, 669 sqft

Residential on 1.72 Acres

Lac La Biche, Lac La Biche, Alberta

REDUCED!!! Check out this very affordable, peaceful, property on the edge of town! This 2 bedroom home sits on 1.72 acres and is enclosed with chain link fencing. The house has bright a kitchen/dining, and living room with a beautiful bay window. The acreage is will groomed with different trees including apple and cherry, with plenty of room to add a garden. You can enjoy sitting on the front deck or relax around the fire pit. If you have visitors, there is a 16'4" X 12'3" guest house for them to stay in. Behind the house is a 16'4" X 24'4" building that houses a 5000 gallon water cistern with its own furnace. The house, guest house, and water storage building are heated by furnaces fueled with propane. In the living room of the house there is also wood pellet stove. A garden shed is on the property for more storage. The buildings have matching vinyl siding keeping the property looking well put together. There is room to add on or build a garage. It's bird lovers sanctuary with the nearby water attracting water fowl, and the 50 birdhouses on the property! The property offers a quiet simple home, is walking distance to Independent Groceries, but still gives you a feeling of country living. Call today to view this uniquely set up place that is move in ready!

Built in 2013

## Essential Information



MLS® #	A2188181
Price	\$200,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	669
Acres	1.72
Year Built	2013
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	14073 Twp Rd 670
Subdivision	Lac La Biche
City	Lac La Biche
County	Lac La Biche County
Province	Alberta
Postal Code	T0A 2C0

### **Amenities**

Utilities	Cable Available, Electricity Available
Parking Spaces	6
Parking	Gravel Driveway, Off Street

### **Interior**

Interior Features	No Animal Home, No Smoking Home
Appliances	Electric Stove, Microwave, Refrigerator
Heating	Forced Air, Other, Propane, See Remarks
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning Stove
Basement	None

### **Exterior**

Exterior Features	Storage
Lot Description	Irregular Lot, Level, Fruit Trees/Shrub(s)

Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	January 16th, 2025
Days on Market	102
Zoning	agricultural

### **Listing Details**

Listing Office	RE/MAX LA BICHE REALTY
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