

# \$539,000 - 14479 Twp 683 Road, Lac La Biche

MLS® #A2192689

**\$539,000**

5 Bedroom, 4.00 Bathroom, 1,829 sqft  
Residential on 3.39 Acres

NONE, Lac La Biche, Alberta

This truly one-of-a-kind property spans 3.39 acres on the north side of Lac La Biche Lake, offering privacy, natural beauty, and endless potential.

Situated adjacent to the Poplar Point subdivision, this custom-built home was crafted in 1994 by Hans Schaefer, a German craftsman and land developer known for his expertise in the area. Originally designed and operated as a bed and breakfast, the walkout basement features two guest bedrooms, each with a private ensuite. Guests could step directly outside to enjoy the lake, relax on a private patio, or grill meals in the sun. The basement also includes a shared living room, a workout area, a kitchenette, a cedar sauna, and a shared laundry space connected to the upper level. While the basement could benefit from some modern updates, its layout and functionality remain excellent.

The main floor showcases impressive craftsmanship, including cedar log walls milled in a "D" cut style, offering a smooth interior finish. This level features three spacious bedrooms, an office, a cozy reading nook, a dining room, a well-designed kitchen and a massive living room centered around a wood-burning stove that can heat the whole house. The kitchen's layout is both practical and picturesque, with stunning lake views that provide breathtaking sunsets.

Additional highlights of the property include: a durable metal roof installed just 7 years ago, a heated, insulated double attached garage, a



new 2,500 gallon cistern in the garage, a built-in emergency generator, in-floor electric heating on the main level, wheelchair accessibility to both floors, a charming barn-style outbuilding, partially finished and perfect for a future guesthouse, extensive water lines throughout the property for garden and flower bed irrigation and unparalleled privacy with municipal reserve land and the lake bordering the property

Outdoor enthusiasts will appreciate the ability to jump on a quad and access Crown land within minutes for hunting or take advantage of the dock and boatlift through the municipal reserve for effortless fishing trips.

This exceptional property would make a fantastic group purchase! Please note that some photos have been virtually staged.

Built in 1994

### **Essential Information**

MLS® #	A2192689
Price	\$539,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,829
Acres	3.39
Year Built	1994
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### **Community Information**

Address	14479 Twp 683 Road
Subdivision	NONE
City	Lac La Biche

County	Lac La Biche County
Province	Alberta
Postal Code	T0A 2C0

### **Amenities**

Utilities	Electricity Connected
Parking Spaces	6
Parking	Carport, Double Garage Attached, Driveway, Gravel Driveway
# of Garages	2
Waterfront	Lake

### **Interior**

Interior Features	Beamed Ceilings, Central Vacuum, High Ceilings, Kitchen Island, Sauna, Separate Entrance, Wood Windows
Appliances	Electric Stove, Refrigerator, Washer/Dryer
Heating	Fireplace(s), Natural Gas, Wood Stove, Wood
Cooling	None
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Basement, Brick Facing, Gas, Glass Doors, Living Room, Masonry, Wood Burning, Kitchen
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Fire Pit, Garden, Private Entrance, Private Yard
Lot Description	Backs on to Park/Green Space, Gentle Sloping, Landscaped, Many Trees, No Neighbours Behind, Private, Rectangular Lot
Roof	Metal, See Remarks
Construction	See Remarks
Foundation	Poured Concrete

### **Additional Information**

Date Listed	February 5th, 2025
Days on Market	71
Zoning	country residential

### **Listing Details**

Listing Office	People 1st Realty
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