

# **\$635,000 - 65368 Range Road 165, Lac La Biche County**

MLS® #A2199314

**\$635,000**

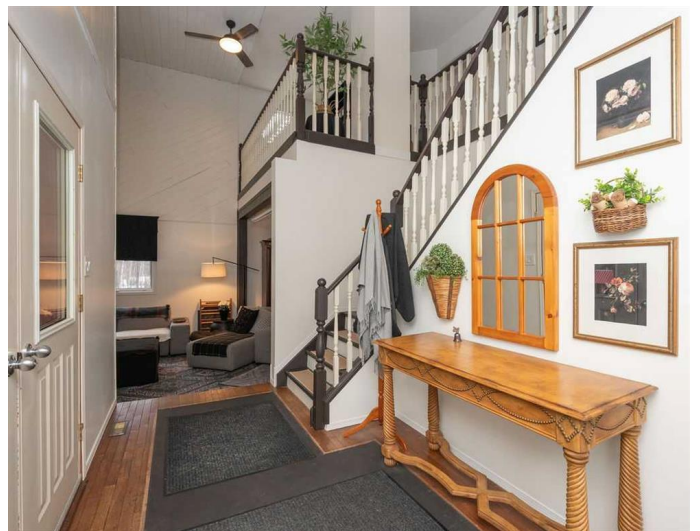
6 Bedroom, 4.00 Bathroom, 2,877 sqft

Residential on 13.49 Acres

NONE, Lac La Biche County, Alberta

Welcome home to your private oasis! This beautiful move in ready 2 storey home has 6 bedrooms, 3 1/2 baths, fully finished double walkout basement with in-law suite, separate games room and 30'x46' shop. The home has been tastefully updated throughout and features a dream master bedroom with 5 piece ensuite and balcony access, 3 large spare bedrooms and 4 piece bath. You are greeted by a large foyer on the main floor which includes a sunken living room with cathedral ceilings, a wood burning fireplace insert, spacious dining area, breakfast nook and kitchen with pantry. There is also a spare bedroom, 2 piece bath, family room on the main & south facing composite deck overlooking the yard. The walkout basement is fully finished with an in-law suite complete with 1 bedroom, 1 full bath, kitchen, living room with its own separate entrance apart from the family rec-room. Hidden in nature with plenty of wildlife, with more than enough room for a family farmstead/hobby farm. There is no shortage of storage with your new 46'x30' shop, with 4 - 10'x9' doors and concrete floor. The property is 2 miles off pavement, close to many lakes and crown land in a central location between Plamondon, Boyle & Lac La Biche. Additional upgrades include newer furnaces, recently installed a/c, washer, dryer, water heater, new cistern pump, and more.

Built in 1991



## Essential Information

|                |                                  |
|----------------|----------------------------------|
| MLS® #         | A2199314                         |
| Price          | \$635,000                        |
| Bedrooms       | 6                                |
| Bathrooms      | 4.00                             |
| Full Baths     | 3                                |
| Half Baths     | 1                                |
| Square Footage | 2,877                            |
| Acres          | 13.49                            |
| Year Built     | 1991                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | 2 Storey, Acreage with Residence |
| Status         | Active                           |

## Community Information

|             |                      |
|-------------|----------------------|
| Address     | 65368 Range Road 165 |
| Subdivision | NONE                 |
| City        | Lac La Biche County  |
| County      | Lac La Biche County  |
| Province    | Alberta              |
| Postal Code | T0A0R0               |

## Amenities

|              |                        |
|--------------|------------------------|
| Parking      | Double Garage Detached |
| # of Garages | 2                      |

## Interior

|                   |  |
|-------------------|--|
| Interior Features | Ceiling Fan(s), Kitchen Island, No Smoking Home                                      |
| Appliances        | Central Air Conditioner, Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer |
| Heating           | Forced Air, Natural Gas  |
| Cooling           | Central Air  |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Wood Burning   |
| Has Basement      | Yes  |
| Basement          | Finished, Full   |

## Exterior

|                   |                           |
|-------------------|---------------------------|
| Exterior Features | Balcony                   |
| Lot Description   | Landscaped, Lawn, Private |
| Roof              | Asphalt Shingle           |
| Construction      | Vinyl Siding, Wood Frame  |
| Foundation        | Poured Concrete           |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | March 4th, 2025 |
| Days on Market | 45              |
| Zoning         | Agricultural    |

**Listing Details**

|                |                            |
|----------------|----------------------------|
| Listing Office | ROYAL LEPAGE COUNTY REALTY |
|----------------|----------------------------|

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