

\$295,900 - 258, 63303 867 Highway, Lac La Biche County

MLS® #A2200460

\$295,900

3 Bedroom, 2.00 Bathroom, 1,152 sqft
Residential on 1.19 Acres

Fork Lake Estates, Lac La Biche County,
Alberta

Welcome to your new home away from home...or permanent residence in the quaint cottage community of Fork Lake Estates. The 1152 sqft 3 bedroom, 2 bathroom mobile home has been extensively upgraded, well maintained, and is all set up for year-round enjoyment! An open main living area includes solid oak cabinets and island in the kitchen, spacious dining room and cozy sunken living room (15x15) with a gas stove! Plenty of room for guests in the two extra bedrooms and a large master suite includes a three piece bathroom. Added amenities inside include the newer washer and dryer. Sellers may also consider cabin furnishings! Outside you will enjoy the 40' covered deck with sunken hot tub and gas bbq hookup. Adding to the value of this amazing property are 2 garages: one is heated with stand up freezer, refrigerator and an air compressor. Enjoy the huge wired gazebo for a fire year-round! The property consists of two titled lots and all the landscaping, gardens, fruit trees and shrubs with privacy on three sides including municipal reserve behind. Over an acre of land with room for an extra RV or 2, or 3...! Just take a short walk and you're at the white-sandy beach or boat launch out to the open waters enjoying great fishing for pike and perch. Fork Lake Estates is located 98 km west of Cold Lake, 2.5 hour drive NE of Edmonton, as well



as 2.5 hours NW from Lloydminster. If this is lake life, just bring yourself as everything else is here!

Built in 1992

Essential Information

| | |
|----------------|---|
| MLS® # | A2200460 |
| Price | \$295,900 |
| Bedrooms | 3 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,152 |
| Acres | 1.19 |
| Year Built | 1992 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Acreage with Residence, Single Wide Mobile Home |
| Status | Active |

Community Information

| | |
|-------------|------------------------|
| Address | 258, 63303 867 Highway |
| Subdivision | Fork Lake Estates |
| City | Lac La Biche County |
| County | Lac La Biche County |
| Province | Alberta |
| Postal Code | T0A2C0 |

Amenities

| | |
|----------------|---|
| Parking Spaces | 10 |
| Parking | Double Garage Detached, Off Street, Parking Pad, RV Access/Parking, RV Garage |
| # of Garages | 4 |

Interior

| | |
|-------------------|--|
| Interior Features | Ceiling Fan(s) |
| Appliances | Dryer, Electric Range, Freezer, Garage Control(s), Microwave, Refrigerator, Washer, Window Coverings |
| Heating | Fireplace(s), Forced Air, Natural Gas |

| | |
|-----------------|------|
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas |
| Basement | None |

Exterior

| | |
|-------------------|---|
| Exterior Features | BBQ gas line, Fire Pit, Garden, Private Yard, Rain Gutters, Storage, RV Hookup |
| Lot Description | Backs on to Park/Green Space, Brush, Cleared, Corner Lot, Few Trees, Fruit Trees/Shrub(s), Gazebo, Lake, Lawn, Level, See Remarks, Views, Environmental Reserve, Subdivided |
| Roof | Metal |
| Construction | Mixed |
| Foundation | Block |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | March 8th, 2025 |
| Days on Market | 30 |
| Zoning | CR |

Listing Details

| | |
|----------------|-------------------|
| Listing Office | People 1st Realty |
|----------------|-------------------|

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