

# \$440,000 - 601, 67061 Mission Road, Lac La Biche

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MLS® #A2208539

**\$440,000**

4 Bedroom, 2.00 Bathroom, 11,442 sqft

Residential on 3.76 Acres

Lac La Biche, Lac La Biche, Alberta

LAKE, LOCATION, LIFESTYLE! Escape to this Lakefront paradise for sale on in Pleasant Acres only 5 minutes out of town! This beautiful 3.76 acre property sits on banks of Lac La Biche and is a rare true Lakefront with no easement between the land and the water! You can renovate this well built 1962 home to reflect your style, or build your dream home here! The Kitchen/Dining Room and Living Room have views of the water. Bedrooms include 3 upstairs and one down. There is one 3 piece bathroom up, and one 3 piece bathroom downstairs. Downstairs you will also find a large family recreation room, plugin and venting for laundry, and a cold room for storage.

The home has a cistern and septic system with surface discharge. Improvements in the area now offer the opportunity to tie into municipal water and sewer with stubs at the property line, as well as garbage pick up. Your family and pets can run and play in the yard! There is room to grow gardens, fruit trees, build a shop, have chickens, and maybe a couple horses if you like. The location would be great for a home business as it is close to town. The lake is on your doorstep! There are several older out buildings that can be used for storage. You have a constant view of the water and wild life, with the option to go fishing or enjoy other watersports! It's quick drive to town for work, shopping, business, school and other recreational activities. Bike on the paved roads, or use the nearby by



walking trails to keep active. Call to view today and see the potential.

Built in 1962

### Essential Information

MLS® #	A2208539
Price	\$440,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	11,442
Acres	3.76
Year Built	1962
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### Community Information

Address	601, 67061 Mission Road
Subdivision	Lac La Biche
City	Lac La Biche
County	Lac La Biche County
Province	Alberta
Postal Code	T0A 2C0

### Amenities

Parking	Off Street
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### Interior

Interior Features	See Remarks
Appliances	Refrigerator, Stove(s)
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior Features	Awning(s), Private Yard
Lot Description	Gentle Sloping, Irregular Lot, Lawn, Private, Rectangular Lot, Lake
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 3rd, 2025
Days on Market	18
Zoning	Country Residential

### **Listing Details**

Listing Office	RE/MAX LA BICHE REALTY
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