

# \$407,000 - 12465 652 Township, Lac La Biche

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MLS® #A2209288

**\$407,000**

5 Bedroom, 2.00 Bathroom, 1,481 sqft  
Residential on 10.01 Acres

Lac La Biche, Lac La Biche, Alberta

Experience country living at its finest in this beautifully renovated 5-bedroom home, offering 2,186 sq ft of thoughtfully updated living space. Rebuilt from the ground up in 2014, this property features a bright and spacious primary bedroom with a walk-in closet, ensuite, and sun-filled south-facing windows. The 4-piece main bath, fully finished basement, and modern upgrades throughout—including a new furnace, hot water tank, plumbing, some electrical, windows, and septic tank—provide peace of mind and contemporary comfort.

Enjoy cooking in the updated kitchen with newer appliances, relax on the large south-facing deck with stunning views, or entertain guests in the serene, private yard surrounded by blooming lilacs. A 1,296 sq ft barn (built in 2020), fenced area, and dugout make this property ideal for hobby farming or livestock.

Located just 15 minutes from Lac La Biche and 12 minutes from Ellinor Lake Resort, with paved road access right to the driveway—this is the perfect blend of rural charm and modern convenience.

Built in 1975

## Essential Information

MLS® #                      A2209288



|                |                               |
|----------------|-------------------------------|
| Price          | \$407,000                     |
| Bedrooms       | 5                             |
| Bathrooms      | 2.00                          |
| Full Baths     | 2                             |
| Square Footage | 1,481                         |
| Acres          | 10.01                         |
| Year Built     | 1975                          |
| Type           | Residential                   |
| Sub-Type       | Detached                      |
| Style          | Acreage with Residence, Villa |
| Status         | Active                        |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 12465 652 Township  |
| Subdivision | Lac La Biche        |
| City        | Lac La Biche        |
| County      | Lac La Biche County |
| Province    | Alberta             |
| Postal Code | T0A2C0              |

### Amenities

|              |  |
|--------------|--|
| Utilities    | Electricity Available, Natural Gas Connected, High Speed Internet Available, See Remarks |
| Parking      | Driveway, None, Oversized  |
| # of Garages | 10   |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Ceiling Fan(s)  |
| Appliances        | Dishwasher, Electric Oven, Refrigerator, Washer/Dryer |
| Heating           | Forced Air, Natural Gas                               |
| Cooling           | None  |
| Has Basement      | Yes   |
| Basement          | Finished, Full  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Fire Pit, Garden, Private Yard   |
| Lot Description   | Garden, Landscaped, Lawn, Pasture, Paved, Treed, Farm, Many Trees, Native Plants |
| Roof              | Metal  |

|              |                 |
|--------------|-----------------|
| Construction | Shingle Siding  |
| Foundation   | Poured Concrete |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 24th, 2025 |
| Days on Market | 3                |
| Zoning         | Agricultural     |

### **Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | RE/MAX LA BICHE REALTY |
|----------------|------------------------|

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