

# \$750,000 - 14440 Twp Rd 652a Township, Lac La Biche

MLS® #A2187551

**\$750,000**

6 Bedroom, 2.00 Bathroom, 1,212 sqft

Residential on 153.01 Acres

Lac La Biche, Lac La Biche, Alberta

153 Acres of Prime Hobby Farm Land with Spacious Home and Extensive Outbuildings Located just 15 minutes south of Lac La Biche, this expansive 153-acre full quarter is set up for the ideal hobby farm or rural retreat. The 2,368 square foot home features 6 bedrooms, 2 bathrooms, and a walk-out basement, offering ample space for family and guests. A new metal roof adds durability and peace of mind.

The property includes everything you need for farming, with an outdoor riding arena, tack room, and a 2400 square foot heated barn with a cement floor. A 24'x40' equipment storage building provides plenty of room for tools and machinery. The land is crossed and perimeter fenced. The pasture and hay land produce approximately 200 bales on the first cut. Watering bowls off the dugout ensure easy watering for your livestock.

Additionally, there's a 1979 2-bedroom mobile home set up with water, sewer, and natural gas—perfect for a rental unit, guest house, or additional living space. Enjoy the tranquility of rural living, just 2 km off the pavement, with easy access to all the amenities Lac La Biche has to offer. Don't miss out on this incredible opportunity to own a fully functional farm with all the space you need for your dreams to grow!

Built in 1997



## Essential Information

MLS® #	A2187551
Price	\$750,000
Bedrooms	6
Bathrooms	2.00
Full Baths	2
Square Footage	1,212
Acres	153.01
Year Built	1997
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Active

## Community Information

Address	14440 Twp Rd 652a Township
Subdivision	Lac La Biche
City	Lac La Biche
County	Lac La Biche County
Province	Alberta
Postal Code	T0A 2C0

## Amenities

Parking Spaces	10
Parking	None

## Interior

Interior Features	Ceiling Fan(s), French Door, Sump Pump(s)
Appliances	Dishwasher, Microwave, Range, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished, Walk-Out

## Exterior

Exterior Features	Garden
Lot Description	Farm, Few Trees, Garden, Irregular Lot, Meadow, Native Plants, Pasture, Views

Roof	Metal
Construction	Concrete, Mixed, Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	January 16th, 2025
Days on Market	179
Zoning	Agricultural

### **Listing Details**

Listing Office	RE/MAX LA BICHE REALTY
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