# \$474,900 - 13002 881 Highway, Lac La Biche

MLS® #A2211247

# \$474,900

3 Bedroom, 1.00 Bathroom, 952 sqft Residential on 19.87 Acres

Lac La Biche, Lac La Biche, Alberta

SELLIER IS MOTIVATED! "Dreaming of space and opportunity? Check out this incredible listing in the Big Bay area of Lac La Biche!

This spacious 1991 Winalta-built home features 992 square feet with three cozy bedrooms, perfect for family living. Enjoy the sunshine on the south-facing deck while taking in the Peace and Tranquility!

But that's not all! This property boasts a 2500 square foot shop, built in 2015, complete with oversized doors, radiant heat, and a mezzanine! Ideal for small businesses or hobby farming, the shop has its own sewer and water setup.

Set on 19.87 acres, most of the land is cleared, leveled, and ready for development. Plus, you'II have a new 2000-gallon cistern and septic surface discharge on the home.

Just 10 minutes from town, this property is a rare find! Don't let it slip away!

Built in 1991

## **Essential Information**

MLS® # A2211247 Price \$474,900

Bedrooms 3







Bathrooms 1.00

Full Baths 1

Square Footage 952

Acres 19.87 Year Built 1991

Type Residential

Sub-Type Detached

Style Acreage with Residence, Single Wide Mobile Home

Status Active

# **Community Information**

Address 13002 881 Highway

Subdivision Lac La Biche
City Lac La Biche

County Lac La Biche County

Province Alberta
Postal Code T0A 2C0

## **Amenities**

Parking None

## Interior

Interior Features Open Floorplan

Appliances Refrigerator, Stove(s), Washer/Dryer

Heating Forced Air, Natural Gas

Cooling None Basement None

## **Exterior**

Exterior Features None

Lot Description Cleared

Roof Asphalt Shingle

Construction Wood Frame

Foundation Piling(s)

## **Additional Information**

Date Listed April 11th, 2025

Days on Market 195

Zoning Agricultural

# **Listing Details**

Listing Office COLDWELL BANKER UNITED

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.