

# \$1,095,000 - 100 Trinity Boulevard, Lac La Biche

MLS® #A2236438

**\$1,095,000**

2 Bedroom, 2.00 Bathroom, 1,848 sqft

Residential on 0.31 Acres

Lac La Biche, Lac La Biche, Alberta

Beaver Lake executive lake front. Over 3600 sq ft of luxurious living. This custom home with walkout basement is designed for entertaining and enjoys lake views from every room. Spacious living areas, high end finishing with slate floors, Kitchen Kraft cabinets, granite countertops, coffered and vaulted ceilings. Outside is designed for maintenance free living with stucco and metal roofing and natural gardens. This private lot over looks Beaver Lake and is at the end of a cul de sac for added privacy. Beaver Lake is one of Alberta's most popular year round fishing and recreation lakes .File # 137

Built in 2002

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2236438    |
| Price          | \$1,095,000 |
| Bedrooms       | 2           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,848       |
| Acres          | 0.31        |
| Year Built     | 2002        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

## Community Information



|             |                       |
|-------------|-----------------------|
| Address     | 100 Trinity Boulevard |
| Subdivision | Lac La Biche          |
| City        | Lac La Biche          |
| County      | Lac La Biche County   |
| Province    | Alberta               |
| Postal Code | T0A 2C1               |

### **Amenities**

|                |                                                                                |
|----------------|--------------------------------------------------------------------------------|
| Utilities      | Cable Available, Electricity Available, Natural Gas Available, Phone Available |
| Parking Spaces | 6                                                                              |
| Parking        | Double Garage Attached, Parking Pad, Interlocking Driveway                     |
| # of Garages   | 2                                                                              |
| Is Waterfront  | Yes                                                                            |
| Waterfront     | Waterfront                                                                     |

### **Interior**

|                   |                                                                         |
|-------------------|-------------------------------------------------------------------------|
| Interior Features | Central Vacuum, Storage, Dry Bar                                        |
| Appliances        | Built-In Oven, Dishwasher, Microwave, Refrigerator                      |
| Heating           | Forced Air, Natural Gas                                                 |
| Cooling           | None                                                                    |
| Fireplace         | Yes                                                                     |
| # of Fireplaces   | 1                                                                       |
| Fireplaces        | Family Room, Living Room, Wood Burning Stove, Gas Starter, Wood Burning |
| Has Basement      | Yes                                                                     |
| Basement          | Finished, Full, Walk-Out                                                |

### **Exterior**

|                   |                                                                                                           |
|-------------------|-----------------------------------------------------------------------------------------------------------|
| Exterior Features | Private Yard                                                                                              |
| Lot Description   | Backs on to Park/Green Space, Landscaped, Street Lighting, Wooded, Beach, Standard Shaped Lot, Waterfront |
| Roof              | Metal                                                                                                     |
| Construction      | Stucco                                                                                                    |
| Foundation        | Poured Concrete                                                                                           |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | July 2nd, 2025 |
| Days on Market | 80             |

Zoning                      Low density Hamlet Reside

## **Listing Details**

Listing Office              RE/MAX LA BICHE REALTY

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