

\$299,888 - 165, 14457 Twp Rd 683, Lac La Biche

MLS® #A2237705

\$299,888

2 Bedroom, 1.00 Bathroom, 773 sqft

Residential on 0.53 Acres

NONE, Lac La Biche, Alberta

THIS ONE IS A GEM! LOG ALL SEASON HOME WITH BASEMENT AND IS SURROUNDED BY TREES AND OFFERS LAKE VIEWS TO ENJOY LAC LA BICHES INCREDIBLE SUNSETS. Situated on a half-acre of land that features a municipal reserve trail behind the home, the wildlife corridor, plus a bird sanctuary. The seller is sad to sell this little piece of paradise where she has enjoyed privacy and pure Zen living. This log home features a living area that shines with pride in ownership, vaulted ceilings, solid pine doors, a bright living area, and a cozy living room with a wood-burning fireplace. The main and lower level offers a combined living area of over 1500 sq ft. There is a beautiful kitchen that features a wrap-around island that overlooks your living room and dining nook. There are 2 bedrooms on the main level and a full bathroom. The lower level is almost fully complete and offers a great space for another family room, bedroom, and loads of storage space. Finishing off, this space already includes electrical and drywall. The lower level is complete with a laundry room. The exterior of the home is your private oasis where you can sit on the front veranda and take in picturesque views of the lake. The property has a 2000-gallon cistern and septic tank, furnace, hot water tank, 100-amp service, power, gas, and you will have satellite internet and phone service. The yard is fully landscaped, and you have direct driveway



access to the property. This property is a rare find and priced to sell for under \$300k. You are close to boat launches and a quick commute to town, and just over 2 hours away from Fort McMurray. This property can be the place you call home or your family's recreational property to enjoy lake living in the Summer, and the world-famous ice fishing in the winter. This is an outdoor lover's dream. Call today for your private tour of this special gem.

Built in 2007

Essential Information

MLS® #	A2237705
Price	\$299,888
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	773
Acres	0.53
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

Community Information

Address	165, 14457 Twp Rd 683
Subdivision	NONE
City	Lac La Biche
County	Lac La Biche County
Province	Alberta
Postal Code	T0A 2C0

Amenities

Parking	Driveway, Off Street
---------	----------------------

Interior

Interior Features	Built-in Features, High Ceilings, No Smoking Home, Open Floorplan, See Remarks, Vaulted Ceiling(s)
Appliances	Freezer, Microwave, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Other, Private Yard
Lot Description	Fruit Trees/Shrub(s), No Neighbours Behind, Private, See Remarks
Roof	Metal
Construction	Cedar, Log
Foundation	ICF Block

Additional Information

Date Listed	July 7th, 2025
Days on Market	49
Zoning	CR

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.