

# **\$350,000 - 322 13221 680 Township, Lac La Biche County**

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MLS® #A2244551

**\$350,000**

3 Bedroom, 1.00 Bathroom, 1,060 sqft  
Residential on 0.98 Acres

Golden Sands, Lac La Biche County, Alberta

Step into your perfect summer (seasonal) retreat with this renovated lakefront cabin, offering over 75 feet of pristine white sand beach and panoramic views of Lac La Biche Lake. Nestled in the desirable Golden Sands community, this charming seasonal home combines rustic elegance with modern updates.

Inside, you'll find three generous bedrooms, a full bathroom, and a bright, open-concept kitchen and living area. Perfect for relaxing or entertaining. Features like vaulted wood ceilings, exposed beams, and stylish lighting add warmth and character, while a cozy woodstove brings that true cabin feel.

Extensive upgrades include new windows, roofing, plumbing, and flooring, making it completely move-in ready. Step outside to soak up the sun on the decks, lounge on the sandy shore, or take in lake views from nearly every window.

This turn-key property comes fully furnished and equipped with linens, cookware, lawn furniture, games, a paddleboard, kayak, and beach essentials, just pack your swimsuit and start making memories.

Golden Sands is a welcoming lakefront subdivision with a blend of year-round and



seasonal residents, offering the best of lakeside living. Access to cabin is through a shared driveway between the 2 properties. Property is also offered as a package sale, and can be found at MLS A2219757

Built in 1983

### Essential Information

|                |                                  |
|----------------|----------------------------------|
| MLS® #         | A2244551                         |
| Price          | \$350,000                        |
| Bedrooms       | 3                                |
| Bathrooms      | 1.00                             |
| Full Baths     | 1                                |
| Square Footage | 1,060                            |
| Acres          | 0.98                             |
| Year Built     | 1983                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | Acreage with Residence, Bungalow |
| Status         | Active                           |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 322 13221 680 Township |
| Subdivision | Golden Sands           |
| City        | Lac La Biche County    |
| County      | Lac La Biche County    |
| Province    | Alberta                |
| Postal Code | T0A2C1                 |

### Amenities

|              |                                                |
|--------------|------------------------------------------------|
| Parking      | Double Garage Detached, Single Garage Detached |
| # of Garages | 5                                              |

### Interior

|                   |                                             |
|-------------------|---------------------------------------------|
| Interior Features | Beamed Ceilings, High Ceilings, See Remarks |
| Appliances        | Electric Stove, Range Hood, Refrigerator    |
| Heating           | Baseboard                                   |

|                 |                           |
|-----------------|---------------------------|
| Cooling         | None                      |
| Fireplace       | Yes                       |
| # of Fireplaces | 1                         |
| Fireplaces      | Family Room, Wood Burning |
| Basement        | None                      |

### Exterior

|                   |                               |
|-------------------|-------------------------------|
| Exterior Features | Fire Pit, Private Yard, RV Ho |
| Lot Description   | Lake, Beach                   |
| Roof              | Asphalt Shingle               |
| Construction      | Mixed                         |
| Foundation        | Piling(s)                     |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 30th, 2025 |
| Days on Market | 39              |
| Zoning         | residential     |

### Listing Details

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

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