

# \$575,000 - 13164 Lakeland Drive, Lac La Biche

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MLS® #A2231231

**\$575,000**

3 Bedroom, 3.00 Bathroom, 2,179 sqft

Residential on 9.93 Acres

NONE, Lac La Biche, Alberta

Country Living Just Minutes from Town!

Discover the perfect blend of tranquility and convenience with this beautifully maintained 15-acre property located on paved Lakeland Drive—just minutes from town and close to all amenities.

The spacious 2,180 sq ft home features a bright, sunny kitchen with abundant cabinetry, generous counter space, and brand-new stainless steel appliances, including a large refrigerator and upright freezer. The inviting living room boasts gleaming hardwood floors, a ceramic-faced fireplace, and expansive windows overlooking the professionally landscaped grounds.

Step outside and enjoy your own private oasis, complete with a gazebo, mature shade trees, a picturesque pond, vibrant flower gardens, and countless planter pots.

Additional features include a versatile 2-room office space, carport, equipment shelters, storage sheds, and a charming chicken coop—perfect for hobby farm enthusiasts!

Ideally located near the golf course, boat launch, and Churchill Park, this property offers the space, setting, and lifestyle your family will love!



Built in 2007

## Essential Information

MLS® #                   A2231231

Price                     \$575,000

|                |                                  |
|----------------|----------------------------------|
| Bedrooms       | 3                                |
| Bathrooms      | 3.00                             |
| Full Baths     | 2                                |
| Half Baths     | 1                                |
| Square Footage | 2,179                            |
| Acres          | 9.93                             |
| Year Built     | 2007                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | Acreage with Residence, Bungalow |
| Status         | Active                           |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 13164 Lakeland Drive |
| Subdivision | NONE                 |
| City        | Lac La Biche         |
| County      | Lac La Biche County  |
| Province    | Alberta              |
| Postal Code | T0A2C0               |

### Amenities

|                |         |
|----------------|---------|
| Parking Spaces | 4       |
| Parking        | Carport |

### Interior

|                   |                                                           |
|-------------------|-----------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Kitchen Island, Open Floorplan            |
| Appliances        | Dishwasher, Freezer, Refrigerator, Stove(s), Washer/Dryer |
| Heating           | Boiler, In Floor, Natural Gas                             |
| Cooling           | None                                                      |
| Fireplace         | Yes                                                       |
| # of Fireplaces   | 1                                                         |
| Fireplaces        | Gas                                                       |
| Has Basement      | Yes                                                       |
| Basement          | Crawl Space, None                                         |

### Exterior

|                   |                                                            |
|-------------------|------------------------------------------------------------|
| Exterior Features | Garden, Private Yard                                       |
| Lot Description   | Landscaped, Level, Private, Fruit Trees/Shrub(s), Secluded |
| Roof              | Asphalt Shingle                                            |

|              |                    |
|--------------|--------------------|
| Construction | Mixed, See Remarks |
| Foundation   | None               |

**Additional Information**

|                |                           |
|----------------|---------------------------|
| Date Listed    | June 14th, 2025           |
| Days on Market | 62                        |
| Zoning         | On Slte Estate Residentia |

**Listing Details**

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

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