

# \$360,000 - 330 Ulliac Drive, Lac La Biche

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MLS® #A2195798

**\$360,000**

2 Bedroom, 1.00 Bathroom, 1,216 sqft

Residential on 0.80 Acres

Lac La Biche, Lac La Biche, Alberta

PRICE IMPROVEMENT!! Fantastic 1/2 acre lot and home on Lac La Biche Lake in the coveted subdivision Ulliac Beach. 1216 sq/ft 1 storey home on concrete foundation with two bedrooms and 1 bathroom and a 1/2 bathroom ready for completion. This modern home features high vaulted ceilings with an open concept feel for entertaining your guests. Recently renovated with new flooring, paint, trim, complete kitchen including new appliances! The shingles just replaced also. This home is ready to go! Concrete walkway and patio as well as firepit all overlooking the majestic North views of the Lake. Long private driveway accommodates lots of parking or guest rv's and there is a 12x16 shed for storing your summertime toys. A new county boat launch nearby and full amenities only a short drive to Plamondon. The home is serviced with a 2800 gallon cistern and holding tank but municipal sewer and water is NOW at the property line.

Built in 1998

## Essential Information

MLS® #	A2195798
Price	\$360,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,216



Acres	0.80
Year Built	1998
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	330 Ulliac Drive
Subdivision	Lac La Biche
City	Lac La Biche
County	Lac La Biche County
Province	Alberta
Postal Code	T0A 2C0

### **Amenities**

Utilities	Electricity Connected, Natural Gas Connected, Garbage Collection, Satellite Internet Available, Sewer Available, Water Available
Parking Spaces	6
Parking	Off Street

### **Interior**

Interior Features	No Smoking Home, Recessed Lighting, Vaulted Ceiling(s), Ceiling Fan(s), French Door
Appliances	Dishwasher, Range Hood, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Basement	None

### **Exterior**

Exterior Features	Fire Pit
Lot Description	Landscaped, Rectangular Lot, Lake
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete, Wood

### **Additional Information**

Date Listed	February 19th, 2025
Days on Market	78

Zoning

Country Residential

## **Listing Details**

Listing Office

COLDWELL BANKER UNITED

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