

# \$130,000 - 63146 Hwy 867, Lac La Biche County

---

MLS® #A2206721

## \$130,000

1 Bedroom, 1.00 Bathroom, 1,320 sqft

Residential on 2.99 Acres

NONE, Lac La Biche County, Alberta

Private Acreage in the Fork Lake Area! With some Elbow Greece and a Few Projects this property has loads of potential. The 1982 Mobile with a large 12x30 addition, has 2 bedrooms, 1 bath sits on a full basement with concrete walls that houses the salt water softener system for the bored well. The 2.99 acre gated, fenced yard is truly stunning! With mature spruce, apple, cherry, plum and choke cherry trees all over looking a large pond that is very active with water fowl. Also included with the property is a 12x24 garage, shed, salvageable chicken coop and green house. Located only 2 minutes from the popular sandy beaches of Fork Lake Lac La Biche 40 minutes St. Paul 40 Minutes, Rich Lake Convenience Store 10 minutes . This property is a fixer upper, but the yard is WOW! Would make a great recreational or full time residence! Call to view today!

Built in 1982

## Essential Information

MLS® #	A2206721
Price	\$130,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	1,320
Acres	2.99
Year Built	1982



Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Double Wide Mobile Home
Status	Active

### Community Information

Address	63146 Hwy 867
Subdivision	NONE
City	Lac La Biche County
County	Lac La Biche County
Province	Alberta
Postal Code	T0A 2C0

### Amenities

Parking	Single Garage Detached
# of Garages	1
Is Waterfront	Yes

### Interior

Interior Features	See Remarks
Appliances	See Remarks
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	See Remarks, Unfinished

### Exterior

Exterior Features	Private Yard
Lot Description	Creek/River/Stream/Pond, Fruit Trees/Shrub(s), Landscaped, Lawn, Many Trees, Pie Shaped Lot, See Remarks, Treed, Views, Waterfront
Roof	Asphalt Shingle
Construction	Aluminum Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	March 28th, 2025
Days on Market	130
Zoning	Ag

### Listing Details



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.