

# \$549,000 - 322 & 318 13221 Twp 680 Road, Lac La Biche

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MLS® #A2219757

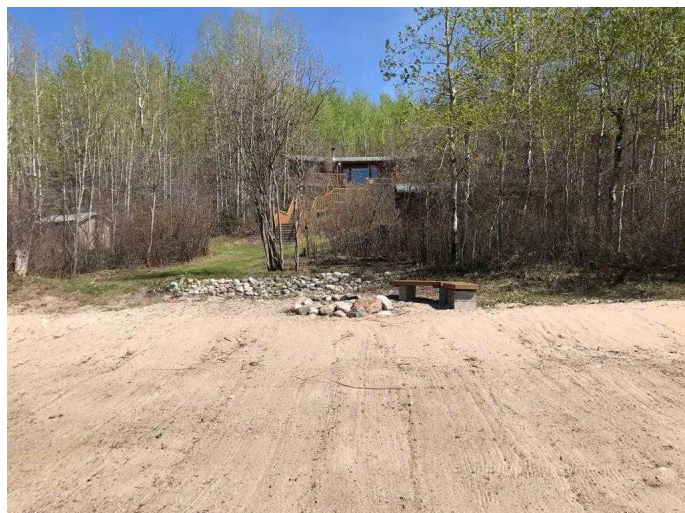
**\$549,000**

3 Bedroom, 1.00 Bathroom, 1,060 sqft  
Residential on 1.96 Acres

Lac La Biche, Lac La Biche, Alberta

Escape to your dream summer getaway with this beautifully renovated seasonal home on the lake, offering over 150 feet of white sand beachfront. The main home features 3 spacious bedrooms, 1 full bathroom, and a bright, open-concept kitchen with rustic-modern charm. Curl up in front of the woodstove or bask in the sun on the decks. Vaulted wood ceilings, exposed beams, and unique lighting fixtures add warmth and character throughout. A cozy additional 1-bedroom + loft Knotty Pine guest cabin provides extra space for family and friends. Enjoy lake views from every window, relax on the sandy shore, or entertain in the open living and dining areas. Cabin has been extensively renovated with new windows, roof, flooring, plumbing and flooring! Just bring your swimsuit and toothbrush, because this turn-key offering includes furnishing, linens, dishes and cookware, plus lawn furniture and games, paddleboard, kayak, and misc. beach items. Golden Sands is a Lakefront Community nestled up to the shores of Lac La Biche Lake, offering a nice balance of full time and recreational residence. Amenities in the sub-division include a public beach, boat launch and playground. Well suited a Large Family or Multiple Families!

Built in 1983



## Essential Information

MLS® #	A2219757
Price	\$549,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,060
Acres	1.96
Year Built	1983
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

## Community Information

Address	322 & 318 13221 Twp 680 Road
Subdivision	Lac La Biche
City	Lac La Biche
County	Lac La Biche County
Province	Alberta
Postal Code	T0A2C1

## Amenities

Parking	Off Street
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## Interior

Interior Features	Beamed Ceilings
Appliances	Electric Stove, Microwave Hood Fan, Refrigerator
Heating	Baseboard
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Basement	None

## Exterior

Exterior Features	Private Yard
Lot Description	Lake, Landscaped, Beach
Roof	Asphalt Shingle

Construction	Mixed
Foundation	Piling(s)

### **Additional Information**

Date Listed	May 8th, 2025
Days on Market	115
Zoning	Country Residential

### **Listing Details**

Listing Office	RE/MAX LA BICHE REALTY
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