

\$629,000 - 142-13352 Lakeland Drive, Lac La Biche

MLS® #A2231225

\$629,000

3 Bedroom, 3.00 Bathroom, 2,325 sqft

Residential on 0.46 Acres

Lac La Biche, Lac La Biche, Alberta

Looking for the perfect lakefront lifestyle? Welcome to this stunning Sunset Bay home on a rare ½-acre level lot with direct lake access—perfect for your private dock and boat launch! Enjoy over 2,325 sq ft of living space with breathtaking lake views from the kitchen, dining, and living room, full-length windows and a spacious deck with glass railing so you can stare at the water and enjoy the sunsets!

The chef's kitchen features custom cabinetry and a large working island—ideal for entertaining. Cozy up in the living room with a wood-burning fireplace. The main floor offers 2 bedrooms, 2 bathrooms, and a generous walk-in pantry.

The walkout lower level includes a spacious family room with sculptured stone walls, an additional bedroom, bath, office/hobby room, and a full laundry room. You'll love the bar area and kitchenette with access to the spa pool, sunroom, and fitness area!

The beautifully landscaped yard includes a 24'x30' garage with a pedway to the house, an 8'x12' shed, and lawn that stretches right to the beach, with a space to gathering around the firepit and telling stories, or having a picnic. There's room for RV parking, with stunning views, and evenings under the stars!

Enjoy community amenities like walking trails



to the golf course and Sir Winston Churchill Park, a nearby playground, and a boat launchâ€”all just steps away. Whether you're looking for a year-round residence or a turnkey family retreat, this lakefront gem has it all!

Built in 1981

Essential Information

MLS® #	A2231225
Price	\$629,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	2,325
Acres	0.46
Year Built	1981
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

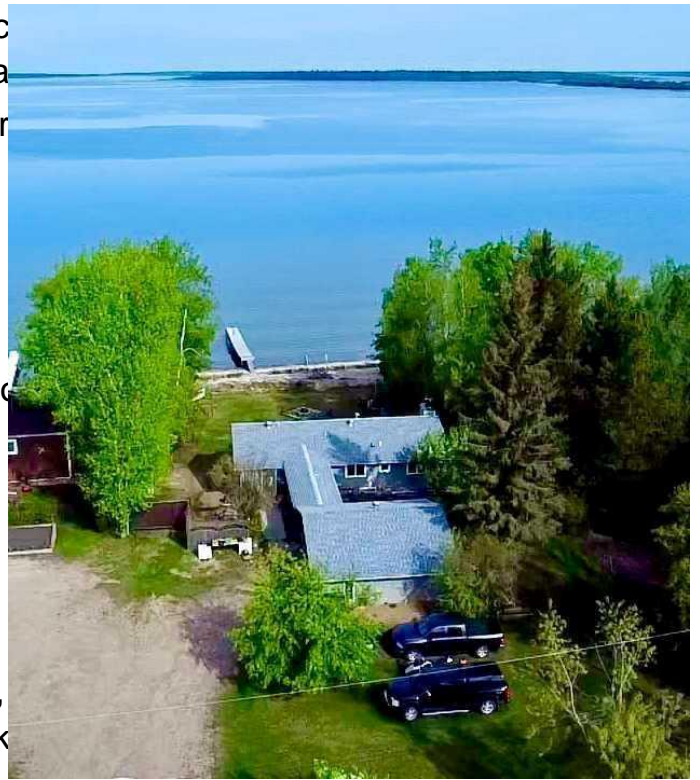
Address	142-13352 Lakeland Drive
Subdivision	Lac La Biche
City	Lac La Biche
County	Lac La Biche County
Province	Alberta
Postal Code	T0A 2C0

Amenities

Parking Spaces	10
Parking	Additional Parking, Double Garage Attached, Driveway, Garage Faces Side, Off Street
# of Garages	2
Is Waterfront	Yes
Waterfront	Beach Access, Beach Front, Lake, Lake Front, Lake Privileges, Waterfront

Interior

Interior Features	Ceiling Fan(s), Central Vac
	Floorplan, Pantry, See Rema
Appliances	Dishwasher, Gas Stove, Refr
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Basement, Brick Facing, Woo
Has Basement	Yes
Basement	Finished, Full
Exterior	
Exterior Features	BBQ gas line, Dock, Fire Pit,
Lot Description	Back Yard, Beach, Cleared,
	Yard, Gentle Sloping, Lak
	Private, Views, Waterfront
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete



Additional Information

Date Listed	June 14th, 2025
Days on Market	22
Zoning	Country Residential

Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.