

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

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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

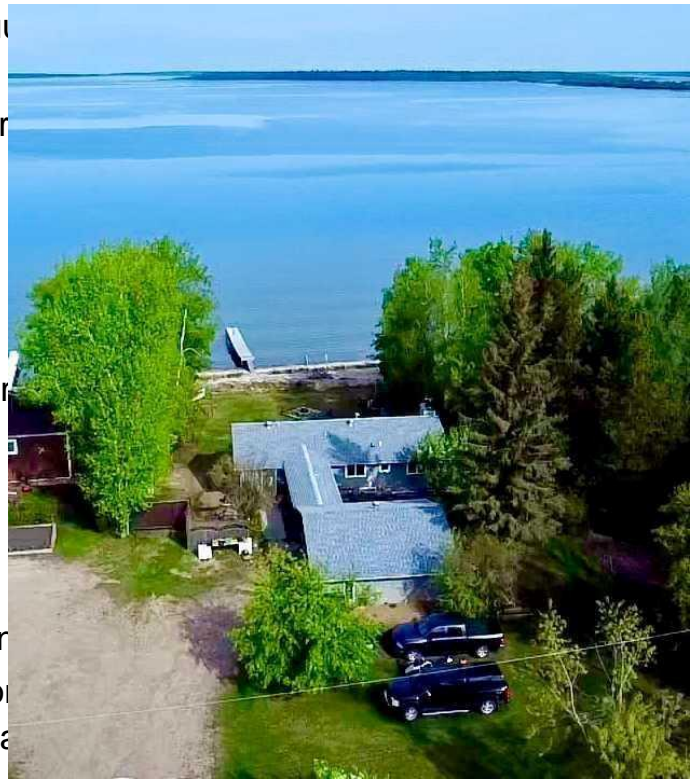
Address	142-13352 Lakeland Drive
Subdivision	Lac La Biche
City	Lac La Biche
County	Lac La Biche County
Province	Alberta
Postal Code	T0A 2C0

### Amenities

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

### Interior

Interior Features	Ceiling Fan(s), Central Vacuum, See Remarks, French Door
Appliances	Dishwasher, Gas Stove, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Basement, Wood Burning, Brick
Has Basement	Yes
Basement	Finished, Full
<b>Exterior</b>	
Exterior Features	BBQ gas line, Fire Pit, Lighting
Lot Description	Back Yard, Cleared, Environmental, Lawn, Low Maintenance Lawn, Lake, Private, Waterfront
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete



### Additional Information

Date Listed	June 14th, 2025
Days on Market	67
Zoning	Country Residential

### Listing Details

Listing Office	RE/MAX LA BICHE REALTY
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