

\$598,000 - 318 15156 Old Trail, Lac La Biche

MLS® #A2233750

\$598,000

3 Bedroom, 3.00 Bathroom, 1,400 sqft
Residential on 0.46 Acres

Lac La Biche, Lac La Biche, Alberta

Embrace Lakefront Living at Ulliach Beach!

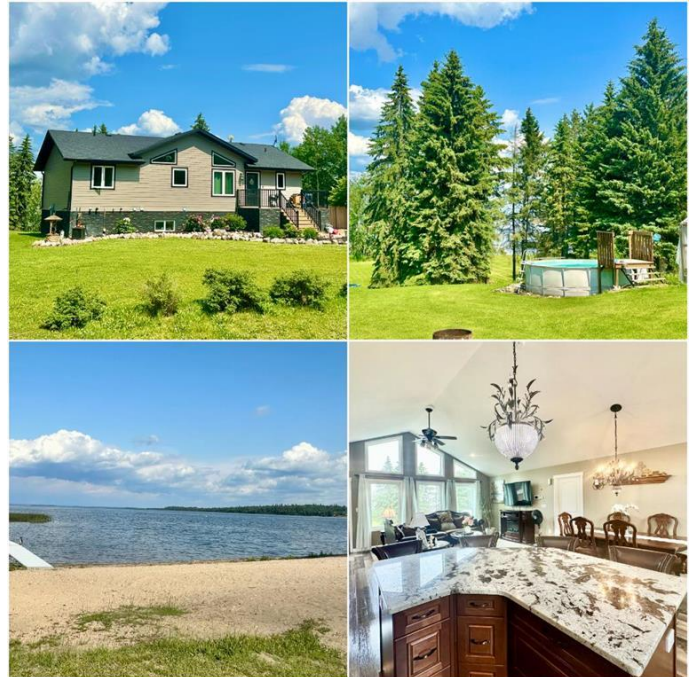
This immaculate lakefront home offers the perfect blend of privacy, natural beauty, and year-round comfort in the sought-after Ulliach Beach subdivision, ideally located between Lac La Biche and Plamondon with paved roads right to your door! This property is hooked up to municipal water and sewer.

Set on a 0.45-acre lot and backing onto 5.75 acres of municipal reserve, you'll enjoy a gorgeous sandy beach and direct lake access shared only with a few neighbors. This is your opportunity to live the lakefront lifestyle with room to relax, entertain, and explore.

Inside, you'll find vaulted ceilings, modern finishings, and a spacious open-concept layout. The kitchen is a chef's dream with granite countertops, a built-in double wall oven, induction cooktop, and a large stainless steel fridge. The main floor features 3 bedrooms, a full 4-piece bath, and a luxurious ensuite with double sinks, a jet tub, and a walk-in shower.

The full walkout basement is partially finished and ready for your vision design up to 3 additional bedrooms, a bathroom (roughed-in), in-floor heating (roughed in), and even a space for a potential sauna!

Outside, the landscaped yard includes a stone



walkway bordered by flower gardens, space for parking, and room to build a garage. There's an easement for boat access and a nearby public boat launch.

Located in beautiful Lac La Biche County, you're close to many other lakes, golf, the Bold Center, Sir Winston Churchill Park, and countless year-round events.

Whether you're looking for a full-time lakefront home or a luxurious weekend escape, this property delivers exceptional value and lifestyle. Don't miss your chance to own a piece of paradise!

Built in 2018

Essential Information

MLS® #	A2233750
Price	\$598,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,400
Acres	0.46
Year Built	2018
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	318 15156 Old Trail
Subdivision	Lac La Biche
City	Lac La Biche
County	Lac La Biche County
Province	Alberta
Postal Code	T0A 2C0

Amenities

Parking Spaces	2
Parking	Parking Pad

Interior

Interior Features	Chandelier, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Storage, Vaulted Ceiling(s)
Appliances	Dishwasher, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Walk-Up To Grade, Unfinished

Exterior

Exterior Features	Fire Pit, Private Yard, Storage
Lot Description	Back Yard, Backs on to Park/Green Space, Lake, Low Maintenance Landscape, See Remarks
Roof	Asphalt
Construction	ICFs (Insulated Concrete Forms)
Foundation	Poured Concrete

Additional Information

Date Listed	June 23rd, 2025
Days on Market	75
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.