

# **\$374,900 - 529, 13221 Twp Rd 680, Lac La Biche County**

MLS® #A2181015

**\$374,900**

3 Bedroom, 2.00 Bathroom, 1,520 sqft

Residential on 0.72 Acres

Golden Sands, Lac La Biche County, Alberta

The Perfect Complete Package! This property offers everything you will need and is 100% move in ready. This meticulous 2013 manufactured home offers a unique layout, designed to take in the near by lake views, with the primary bedroom w/en-suite and walk in closet at one end next to the open concept kitchen, dining and family room, the other end offers a formal living room, a full bath and 2 additional bedrooms, with new vinyl plank flooring throughout, A/C and Central Vac. There are 2 generous size decks off the home as well to take in the perennial flower beds and the perfectly set up manicured, manageable .72 acre lot. In addition there is a 30x30 shop with 10ft walls, 220 power, overhead heat, washroom with toilet, sink and shower prepped. Also added in 2021 a 14x26 garage and garden shed. So much attention to detail has been put into making this a very attractive property including all the siding being replaced to match, all buildings excluding the home have new shingles. For you convenience the cistern and holding tank are 3200 gallons. Located 20 minutes from Lac La Biche in the sought after laid back lakeside subdivision of Golden Sands Bay, offering a boat launch to access Lac La Biche Lake with premier fishing, water and winter sports, a public beach, playground and a great mix of full time and recreational residence! Most furnishings, shop tools and toys can be negotiable. This property will not disappoint! Don't Delay, Call to View Today!



Built in 2013

### Essential Information

MLS® #	A2181015
Price	\$374,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,520
Acres	0.72
Year Built	2013
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Mobile
Status	Active

### Community Information

Address	529, 13221 Twp Rd 680
Subdivision	Golden Sands
City	Lac La Biche County
County	Lac La Biche County
Province	Alberta
Postal Code	T0A 2C1

### Amenities

Parking Spaces	10
Parking	Oversized, See Remarks, Double Garage Detached
# of Garages	2

### Interior

Interior Features	Central Vacuum, See Remarks, Vaulted Ceiling(s)
Appliances	See Remarks
Heating	Forced Air
Cooling	Other
Basement	None

### Exterior

Exterior Features	Fire Pit
Lot Description	Cul-De-Sac, Low Maintenance Landscape, See Remarks, Views, Corner

	Lot, Few Trees, Lake
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Piling(s)

### **Additional Information**

Date Listed	November 26th, 2024
Days on Market	175
Zoning	Country Residential

### **Listing Details**

Listing Office	RE/MAX LA BICHE REALTY
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