

# \$197,500 - 14073 Twp Rd 670, Lac La Biche

MLS® #A2188181

**\$197,500**

2 Bedroom, 1.00 Bathroom, 669 sqft

Residential on 1.72 Acres

Lac La Biche, Lac La Biche, Alberta

REDUCED!!! Check out this very affordable, peaceful, property on the edge of town! This 2 bedroom home sits on 1.72 acres and is enclosed with chain link fencing. The house has bright a kitchen/dining, and living room with a beautiful bay window. The acreage is will groomed with different trees including apple and cherry, with plenty of room to add a garden. You can enjoy sitting on the front deck or relax around the fire pit. If you have visitors, there is a 16'4" X 12'3" guest house for them to stay in. Behind the house is a 16'4" X 24'4" building that houses a 5000 gallon water cistern with its own furnace. The house, guest house, and water storage building are heated by furnaces fueled with propane. In the living room of the house there is also wood pellet stove. A garden shed is on the property for more storage. The buildings have matching vinyl siding keeping the property looking well put together. There is room to add on or build a garage. It's bird lovers sanctuary with the nearby water attracting water fowl, and the 50 birdhouses on the property! The property offers a quiet simple home, is walking distance to Independent Groceries, but still gives you a feeling of country living. Call today to view this uniquely set up place that is move in ready!

Built in 2013

## Essential Information



|                |             |
|----------------|-------------|
| MLS® #         | A2188181    |
| Price          | \$197,500   |
| Bedrooms       | 2           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 669         |
| Acres          | 1.72        |
| Year Built     | 2013        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 14073 Twp Rd 670    |
| Subdivision | Lac La Biche        |
| City        | Lac La Biche        |
| County      | Lac La Biche County |
| Province    | Alberta             |
| Postal Code | T0A 2C0             |

### Amenities

|                |  |
|----------------|--|
| Utilities      | Cable Available, Electricity Available |
| Parking Spaces | 6                                      |
| Parking        | Gravel Driveway, Off Street            |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | No Animal Home, No Smoking Home         |
| Appliances        | Electric Stove, Microwave, Refrigerator |
| Heating           | Forced Air, Other, Propane, See Remarks |
| Cooling           | None                                    |
| Fireplace         | Yes                                     |
| # of Fireplaces   | 1                                       |
| Fireplaces        | Living Room, Wood Burning Stove         |
| Basement          | None                                    |

### Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Storage                                    |
| Lot Description   | Fruit Trees/Shrub(s), Irregular Lot, Level |

|              |                          |
|--------------|--------------------------|
| Roof         | Asphalt Shingle          |
| Construction | Vinyl Siding, Wood Frame |
| Foundation   | Poured Concrete          |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | January 16th, 2025 |
| Days on Market | 162                |
| Zoning         | agricultural       |

### **Listing Details**

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

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