

# **\$495,000 - 153 & 157 Lakeshore Drive, Lac La Biche**

MLS® #A2113824

**\$495,000**

2 Bedroom, 2.00 Bathroom, 1,824 sqft

Residential on 0.97 Acres

Lac La Biche, Lac La Biche, Alberta

Welcome to this stunning 1,824 sq.ft year-round spruce log home at Missawawi Lake. The minute you walk in you will be greeted by the warmth of the corner woodstove and the sun coming in from the oversized south facing windows. The home features two very large bedrooms upstairs, 2 bathrooms, hardwood floors throughout, magnificent hand-crafted log railings and all the natural beauty that comes with a custom log home. The basement (1200 sq.ft.) is insulated with concrete floor and is undeveloped and is super warm and dry as contains all the mechanical elements including a gas boiler for radiant heat baseboards, hot water tank, the pressure tank and a 1200 gallon water cistern and additional space where a 3rd bathroom and bathroom could be easily added. Continuing to the outside, this one acre-lakefront lot is very private and has a paved driveway that leads up to a 28x34 garage, complete with infrared heating, 220 power, air compressor, electric winch workbenches, floor drain and TV mounted on the wall. Outside there is plenty of room to entertain, on the massive deck, under the covered porch, over at the firepit or in the garage-man-cave. The yard features giant spruce trees, a garden, firepit area and a storage shed with a composting toilet to keep the traffic out of the house. A new 2000 gallon septic tank that was installed in 2020. Only 10 minutes to Lac la Biche or Plamondon, this property is ready for new owners to LOVE it as



much and as long as the current owners have.

Built in 1996

### **Essential Information**

MLS® #	A2113824
Price	\$495,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,824
Acres	0.97
Year Built	1996
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey, Acreage with Residence
Status	Active

### **Community Information**

Address	153 & 157 Lakeshore Drive
Subdivision	Lac La Biche
City	Lac La Biche
County	Lac La Biche County
Province	Alberta
Postal Code	T0A 2C2

### **Amenities**

Utilities	Electricity Available, Natural Gas Available
Parking Spaces	6
Parking	Concrete Driveway, Double Garage Detached, Off Street
# of Garages	2
Is Waterfront	Yes
Waterfront	Waterfront

### **Interior**

Interior Features	Breakfast Bar, Open Floorplan
Appliances	Dishwasher, Dryer, Freezer, Microwave, Refrigerator, Stove(s), Washer
Heating	Baseboard, Boiler, Natural Gas

Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Free Standing
Has Basement	Yes
Basement	Full, Unfinished



### Exterior

Exterior Features	Fire Pit, Garden, Permeable Paving, Private Yard, Rain Barrel/Cistern(s)
Lot Description	Landscaped, Level, Private, Views, Waterfront, Wooded, Yard Drainage
Roof	Metal
Construction	Concrete, Log
Foundation	Wood

### Additional Information

Date Listed	March 9th, 2024
Days on Market	470
Zoning	R

### Listing Details

Listing Office	PEOPLE 1st 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.