

\$639,000 - 613 & 617 Golden Bay Crescent, Lac La Biche

MLS® #A2201554

\$639,000

2 Bedroom, 3.00 Bathroom, 912 sqft
Residential on 1.61 Acres

NONE, Lac La Biche, Alberta

This stunning 1.6-acre lakefront property offers breathtaking views of Lac La Biche Lake, making it an ideal spot to live or unwind with friends. The home boasts high-end finishes, including granite countertops, premium stainless steel appliances, Kitchen Craft cabinets, engineered hardwood floors, a steam shower, and a walk-out basement. Two covered decks provide spectacular views of the lake.

Located in the Golden Sands subdivision, the property is 2.5 hours south of Fort McMurray and 3 hours north of Edmonton. Built to the highest standards, this home features a glued and screwed subfloor, 9' ceilings throughout, an ICF block basement, in-floor heating with four zones, a heatilator fireplace, triple-glazed windows, 35-year shingles, and 220 wiring to a 40' sea-can. Additionally, there is another 20' sea-can, a shed, outdoor wiring for a hot tub, and a geotechnical report available. This listing includes two titled lots, offering the potential to sell one or use it for parking a friend's RV for weekend visits. Enjoy the beauty of sunsets and the tranquility of this exceptional home for years to come.

Built in 2011

Essential Information

MLS® # A2201554



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|----------------|----------------------------------|
| Price | \$639,000 |
| Bedrooms | 2 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 912 |
| Acres | 1.61 |
| Year Built | 2011 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Acreage with Residence, Bungalow |
| Status | Active |

Community Information

| | |
|-------------|-------------------------------|
| Address | 613 & 617 Golden Bay Crescent |
| Subdivision | NONE |
| City | Lac La Biche |
| County | Lac La Biche County |
| Province | Alberta |
| Postal Code | T0A 2C1 |

Amenities

| | |
|----------------|-----------------------------------|
| Parking Spaces | 8 |
| Parking | Gravel Driveway, Off Street, None |
| Is Waterfront | Yes |
| Waterfront | Beach Front |

Interior

| | |
|-------------------|---|
| Interior Features | Ceiling Fan(s), Kitchen Island, Open Floorplan |
| Appliances | Dishwasher, Microwave, Refrigerator, Washer/Dryer, Oven-Built-In, Gas Cooktop |
| Heating | In Floor, Floor Furnace, Natural Gas, Zoned |
| Cooling | Central Air |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Family Room, Wood Burning, Heatilator, Masonry |
| Has Basement | Yes |
| Basement | Finished, Full, Walk-Out |

Exterior

| | |
|-------------------|---|
| Exterior Features | RV Hookup, Covered Courtyard |
| Lot Description | See Remarks, Treed, Views, Waterfront, Sloped |
| Roof | Asphalt |
| Construction | Concrete, ICFs (Insulated Concrete Forms), Vinyl Siding, Wood Frame |
| Foundation | ICF Block |

Additional Information

| | |
|----------------|------------------|
| Date Listed | March 11th, 2025 |
| Days on Market | 137 |
| Zoning | CR |

Listing Details

| | |
|----------------|-------------------|
| Listing Office | People 1st Realty |
|----------------|-------------------|

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