# \$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 Acreage with Residence, 1 and Half Storey

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, Refrigerator, Dryer, Freezer, Microwave, Stove(s), Washer

Heating Natural Gas, Baseboard, Boiler

Cooling None

Fireplace Yes

# of Fireplaces 1

Fireplaces Family Room, Free Standing

Has Basement Yes

Basement Full, Unfinished

### **Exterior**

Exterior Features Permeable Paving, Fire Pit, Garden, Private Yard, Rain Barrel/Cistern(s)

Lot Description Landscaped, Level, Private, Waterfront, Yard Drainage, Views, Wooded

Roof Metal

Construction Concrete, Log

Foundation Wood

# **Additional Information**

Date Listed March 9th, 2024

Days on Market 599

Zoning R

# **Listing Details**

Listing Office PEOPLE 1st REALTY

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