

\$130,000 - 63146 Hwy 867, Lac La Biche County

MLS® #A2206721

\$130,000

1 Bedroom, 1.00 Bathroom, 1,320 sqft

Residential on 2.99 Acres

NONE, Lac La Biche County, Alberta

Private Acreage in the Fork Lake Area! With some Elbow Greece and a Few Projects this property has loads of potential. The 1982 Mobile with a large 12x30 addition, has 2 bedrooms, 1 bath sits on a full basement with concrete walls that houses the salt water softener system for the bored well. The 2.99 acre gated, fenced yard is truly stunning! With mature spruce, apple, cherry, plum and choke cherry trees all over looking a large pond that is very active with water fowl. Also included with the property is a 12x24 garage, shed, salvageable chicken coop and green house. Located only 2 minutes from the popular sandy beaches of Fork Lake Lac La Biche 40 minutes St. Paul 40 Minutes, Rich Lake Convenience Store 10 minutes . This property is a fixer upper, but the yard is WOW! Would make a great recreational or full time residence! Call to view today!

Built in 1982

Essential Information

| | |
|----------------|-----------|
| MLS® # | A2206721 |
| Price | \$130,000 |
| Bedrooms | 1 |
| Bathrooms | 1.00 |
| Full Baths | 1 |
| Square Footage | 1,320 |
| Acres | 2.99 |
| Year Built | 1982 |



| | |
|----------|---|
| Type | Residential |
| Sub-Type | Detached |
| Style | Acreage with Residence, Double Wide Mobile Home |
| Status | Active |

Community Information

| | |
|-------------|---------------------|
| Address | 63146 Hwy 867 |
| Subdivision | NONE |
| City | Lac La Biche County |
| County | Lac La Biche County |
| Province | Alberta |
| Postal Code | T0A 2C0 |

Amenities

| | |
|---------------|------------------------|
| Parking | Single Garage Detached |
| # of Garages | 1 |
| Is Waterfront | Yes |

Interior

| | |
|-------------------|-------------------------|
| Interior Features | See Remarks |
| Appliances | See Remarks |
| Heating | Forced Air |
| Cooling | None |
| Has Basement | Yes |
| Basement | See Remarks, Unfinished |

Exterior

| | |
|-------------------|--|
| Exterior Features | Private Yard |
| Lot Description | Creek/River/Stream/Pond, Fruit Trees/Shrub(s), Landscaped, Lawn, Many Trees, Pie Shaped Lot, See Remarks, Treed, Views, Waterfront |
| Roof | Asphalt Shingle |
| Construction | Aluminum Siding |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|------------------|
| Date Listed | March 28th, 2025 |
| Days on Market | 171 |
| Zoning | Ag |

Listing Details



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