\$725,000 - 14440 Twp Rd 652a Township, Lac La Biche

MLS® #A2187551

\$725,000

6 Bedroom, 2.00 Bathroom, 1,212 sqft Residential on 153.01 Acres

Lac La Biche, Lac La Biche, Alberta

153 Acres of Prime Hobby Farm Land with Spacious Home and Extensive Outbuildings Located just 15 minutes south of Lac La Biche, this expansive 153-acre full quarter is set up for the ideal hobby farm or rural retreat. The 2,368 square foot home features 6 bedrooms, 2 bathrooms, and a walk-out basement, offering ample space for family and guests. A new metal roof adds durability and peace of mind.

The property includes everything you need for farming, with an outdoor riding arena, tack room, and a 2400 square foot heated barn with a cement floor. A 24'x40' equipment storage building provides plenty of room for tools and machinery. The land is crossed and perimeter fenced. The pasture and hay land produce approximately 200 bales on the first cut. Watering bowls off the dugout ensure easy watering for your livestock. Additionally, there's a 1979 2-bedroom mobile home set up with water, sewer, and natural gasâ€"perfect for a rental unit, guest house, or additional living space. Enjoy the tranquility of rural living, just 2 km off the pavement, with easy access to all the amenities Lac La Biche has to offer. Don't miss out on this incredible opportunity to own a fully functional farm with all the space you need for your dreams to grow!







Built in 1997

Essential Information

MLS® # A2187551 Price \$725,000

Bedrooms 6
Bathrooms 2.00
Full Baths 2

Square Footage 1,212
Acres 153.01
Year Built 1997

Type Residential Sub-Type Detached

Style Acreage with Residence, 2 Storey

Status Active

Community Information

Address 14440 Twp Rd 652a Township

Subdivision Lac La Biche City Lac La Biche

County Lac La Biche County

Province Alberta
Postal Code T0A 2C0

Amenities

Parking Spaces 10
Parking None

Interior

Interior Features Ceiling Fan(s), French Door, Sump Pump(s)

Appliances Dishwasher, Microwave, Refrigerator, Range, Range Hood,

Washer/Dryer

Heating Forced Air, Natural Gas

Cooling None
Has Basement Yes

Basement Full, Partially Finished, Walk-Out

Exterior

Exterior Features Garden

Lot Description Farm, Few Trees, Garden, Irregular Lot, Meadow, Native Plants,

Pasture, Views

Roof Metal

Construction Concrete, Mixed, Vinyl Siding

Foundation Poured Concrete

Additional Information

Date Listed January 16th, 2025

Days on Market 292

Zoning Agricultural

Listing Details

Listing Office RE/MAX LA BICHE REALTY

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