# \$599,000 - 65368 Range Road 165, Lac La Biche County

MLS® #A2199314

## \$599,000

6 Bedroom, 4.00 Bathroom, 2,877 sqft Residential on 13.49 Acres

NONE, Lac La Biche County, Alberta

PRICED TO SELL! Exceptional value for your dollar! Over 10 acres with in-law suite and shop - Move-in ready! Multi-generational living capacity perfect for a hobby farm or farmstead. This beautifully updated 6 bedroom, 3.5 bath home features a fully finished double walkout basement with a separate 1 bedroom in-law suite separate from the rec-games room area. The main floor features a large fover, sunken living room with cathedral ceilings and a wood burning fireplace insert. There is a formal dining room, kitchen with breakfast nook, pantry and south facing composite deck. The main level is completed with a second living room, spare bedroom and 2 piece bath. The spacious master bedroom has its own balcony, 5 piece ensuite, 3 more additional bedrooms and 3 piece bath. Some extras are the 46'x30' shop with four 10'x9' doors on a concrete slab, interior updates include newer furnaces, brand new A/C, washer/dryer, water heater and cistern pump. Centrally located between Plamondon, Boyle and Lac La Biche near lakes and crown land. A rare turn-key opportunity for rural living with space, privacy and versatility.

Built in 1991

## **Essential Information**

MLS® # A2199314 Price \$599,000







Bedrooms 6

Bathrooms 4.00

Full Baths 3

Half Baths 1

Square Footage 2,877

Acres 13.49

Year Built 1991

Type Residential Sub-Type Detached

Style 2 Storey, Acreage with Residence

Status Active

# **Community Information**

Address 65368 Range Road 165

Subdivision NONE

City Lac La Biche County
County Lac La Biche County

Province Alberta
Postal Code T0A0R0

#### **Amenities**

Parking Double Garage Detached

# of Garages 2

#### Interior

Interior Features Ceiling Fan(s), Kitchen Island, No Smoking Home

Appliances Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer, Central

Air Conditioner

Heating Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes # of Fireplaces 1

Fireplaces Wood Burning

Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features Balcony

Lot Description Landscaped, Lawn, Private

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

### **Additional Information**

Date Listed March 4th, 2025

Days on Market 242

Zoning RS Residential

# **Listing Details**

Listing Office ROYAL LEPAGE COUNTY REALTY

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