

# \$224,900 - 158, 5377 670 Township, Lac La Biche

MLS® #A2206878

**\$224,900**

2 Bedroom, 1.00 Bathroom, 1,064 sqft

Residential on 0.46 Acres

Lac La Biche, Lac La Biche, Alberta

**PRICE IMPROVEMENT!!** Missawawi Lakefront Lac La Biche. 1064 sq/ft, 2bedroom, 1 bath home on 1/2 Acre lake lot. Great views of Missawawi Lake and the environmental reserve full of birds and wildlife. The 1/2 acre lot is landscaped with mature trees, perennial gardens and there is a 10x16 shed and a 24x20 detached garage. Walk out the glass door from kitchen onto a West facing deck for the best sunsets and tranquil views. Entrance to the rear of the home into a 13x8 mud room addition. Laundry area with newer front load appliances and a crawl space access to service you hot water tank and possible future forced air furnace. Kitchen, dining and living rooms are open to each other giving ample space to entertain and keep the whole family together. The master bedroom has a large closet and laminate flooring. The bathroom has a deep tub and shower combo with lots of space for your stuff and things. Whether you are looking for a quiet comfortable acreage or a 365 day a year getaway home, this property will fit your needs. Come see all the peace and recreation Missawawi has to offer!

Built in 1983

## Essential Information

MLS® # A2206878

Price \$224,900



Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,064
Acres	0.46
Year Built	1983
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### **Community Information**

Address	158, 5377 670 Township
Subdivision	Lac La Biche
City	Lac La Biche
County	Lac La Biche County
Province	Alberta
Postal Code	T0A 2C0

### **Amenities**

Parking	Single Garage Detached
# of Garages	1
Waterfront	Lake, Lake Front

### **Interior**

Interior Features	Pantry
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer
Heating	Baseboard, Wood Stove
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning Stove
Basement	None

### **Exterior**

Exterior Features	Fire Pit, Private Yard
Lot Description	Environmental Reserve, Few Trees, Lake
Roof	Asphalt Shingle
Construction	Wood Frame, Wood Siding

Foundation                  Poured Concrete

### **Additional Information**

Date Listed                  March 29th, 2025

Days on Market            134

Zoning                        Residential

### **Listing Details**

Listing Office                COLDWELL BANKER UNITED

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.