

# \$485,000 - 16207 663 Highway, Lac La Biche County

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MLS® #A2256413

**\$485,000**

6 Bedroom, 4.00 Bathroom, 1,828 sqft  
Residential on 20.94 Acres

NONE, Lac La Biche County, Alberta

Serene Acreage Living Between Lac La Biche  
& Boyle

Discover peaceful country living on this 20-acre landscaped property with picturesque small lake views. The yard is beautifully developed with multiple flower gardens, a large garden plot, fire pit, and forested walking paths that invite you to enjoy nature right outside your door.

The charming country home offers a thoughtful layout with a main level master suite featuring a soaker tub, stand-up shower, and private water closet. Upstairs you'll find two additional bedrooms, a full bath, and office space. Perfect for family or guests. The walk-out basement expands your living area with two more bedrooms, a bathroom, and a convenient spice kitchen.

Additional features include an attached double garage, private driveway, and the tranquility of your own retreat just off Highway 663, ideally situated between Lac La Biche and Boyle.

This property is the perfect blend of natural beauty, privacy, and functional living. Ready for you to call home.

Built in 1991

## Essential Information



|                |                                           |
|----------------|-------------------------------------------|
| MLS® #         | A2256413                                  |
| Price          | \$485,000                                 |
| Bedrooms       | 6                                         |
| Bathrooms      | 4.00                                      |
| Full Baths     | 3                                         |
| Half Baths     | 1                                         |
| Square Footage | 1,828                                     |
| Acres          | 20.94                                     |
| Year Built     | 1991                                      |
| Type           | Residential                               |
| Sub-Type       | Detached                                  |
| Style          | 1 and Half Storey, Acreage with Residence |
| Status         | Active                                    |

### **Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 16207 663 Highway   |
| Subdivision | NONE                |
| City        | Lac La Biche County |
| County      | Lac La Biche County |
| Province    | Alberta             |
| Postal Code | T0A2C2              |

### **Amenities**

|              |                        |
|--------------|------------------------|
| Parking      | Double Garage Attached |
| # of Garages | 2                      |

### **Interior**

|                   |                                                                                      |
|-------------------|--------------------------------------------------------------------------------------|
| Interior Features | High Ceilings                                                                        |
| Appliances        | Dishwasher, Dryer, Electric Stove, Freezer, Microwave Hood Fan, Refrigerator, Washer |
| Heating           | Boiler                                                                               |
| Cooling           | None                                                                                 |
| Fireplace         | Yes                                                                                  |
| # of Fireplaces   | 1                                                                                    |
| Fireplaces        | Wood Burning                                                                         |
| Has Basement      | Yes                                                                                  |
| Basement          | Full, Walk-Out                                                                       |

### **Exterior**

|                   |                                                                  |
|-------------------|------------------------------------------------------------------|
| Exterior Features | Fire Pit, Garden                                                 |
| Lot Description   | Back Yard, Gentle Sloping, Conservation, Creek/River/Stream/Pond |
| Roof              | Asphalt                                                          |
| Construction      | Mixed                                                            |
| Foundation        | Wood                                                             |

### **Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 11th, 2025 |
| Days on Market | 10                   |
| Zoning         | residential          |

### **Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | RE/MAX LA BICHE REALTY |
|----------------|------------------------|

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