

# \$449,900 - 429, 14579 Rd 690 Township, Lac La Biche

MLS® #A2176065

**\$449,900**

2 Bedroom, 1.00 Bathroom, 1,478 sqft  
Residential on 0.50 Acres

Lac La Biche, Lac La Biche, Alberta

Remarkable Lakefront Cottage at Blais Resort! Discover your perfect getaway at this stunning modern 2-bedroom cottage on the serene shores of Lac La Biche. Recently renovated with chic finishes and new stainless steel appliances, this furnished retreat offers a comfortable and stylish space to unwind. This property also includes a cozy 3-season bunkie complete with an electric fireplace—perfect for guests or additional family space. The property is designed for entertainment, boasting a heated garage set up as your own pub/sports center, providing a fun gathering spot for friends and family. Enjoy the vibrant community including a park, convenient boat launch and just a stone's throw from the ice road to Lac La Biche. With plenty of room to park RVs, this is the ideal location for outdoor enthusiasts. Take advantage of nearby trails leading to crown land, perfect for quadding, skidooing, fishing, and hunting. Relax by the fire pit or on the deck, soaking in the tranquil sounds of the waves and the abundant local wildlife all while in your own heated pool! Located under 3 hours from Fort McMurray and Edmonton, this is your perfect year-round getaway. Don't miss the opportunity to make this beautiful cottage your own

Built in 1991

## Essential Information

MLS® #                      A2176065



|                |   |
|----------------|---|
| Price          | \$449,900                                 |
| Bedrooms       | 2   |
| Bathrooms      | 1.00                                      |
| Full Baths     | 1   |
| Square Footage | 1,478                                     |
| Acres          | 0.50                                      |
| Year Built     | 1991                                      |
| Type           | Residential                               |
| Sub-Type       | Detached                                  |
| Style          | 1 and Half Storey, Acreage with Residence |
| Status         | Active                                    |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 429, 14579 Rd 690 Township |
| Subdivision | Lac La Biche               |
| City        | Lac La Biche               |
| County      | Lac La Biche County        |
| Province    | Alberta                    |
| Postal Code | T0A2C0                     |

### Amenities

|                |  |
|----------------|--|
| Utilities      | Electricity Connected, Natural Gas Connected   |
| Parking Spaces | 5  |
| Parking        | Double Garage Detached, Garage Door Opener, Garage Faces Side, Gravel Driveway, Heated Garage, Insulated |
| # of Garages   | 2  |
| Is Waterfront  | Yes  |
| Waterfront     | Lake, Waterfront   |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Ceiling Fan(s), High Ceilings, Walk-In Closet(s)   |
| Appliances        | Convection Oven, Electric Range, Electric Water Heater, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air, Natural Gas  |
| Cooling           | None   |
| Basement          | None   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Balcony, Barbecue, BBQ gas line, Fire Pit, Garden, Lighting, Private |
|-------------------|--|

|                 |   |
|-----------------|---|
|                 | Yard  |
| Lot Description | Back Yard, Beach, Corner Lot, Cul-De-Sac, Fruit Trees/Shrub(s), Few Trees, Gazebo, Lake, Lawn, Gentle Sloping, Landscaped, Native Plants, Secluded, Views, Waterfront |
| Roof            | Asphalt Shingle   |
| Construction    | Mixed, Vinyl Siding, Wood Frame   |
| Foundation      | Wood  |

### **Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | October 29th, 2024  |
| Days on Market | 173                 |
| Zoning         | COUNTRY RESIDENTIAL |

### **Listing Details**

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

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