# \$250,000 - 267 13221 Township, Lac La Biche County

MLS® #A2159848

## \$250,000

3 Bedroom, 1.00 Bathroom, 1,018 sqft Residential on 0.45 Acres

Golden Sands, Lac La Biche County, Alberta

Experience Lakeside Living in Golden Sands Discover your perfect retreat in the tranquil lakeside subdivision of Golden Sands! This charming 3-bedroom, 1-bathroom mobile home offers a cozy escape in the quiet subdivision located on the serene shores of Lac La Biche Lake.

Golden Sands is a dream destination for outdoor enthusiasts, boasting two boat launches and sandy beaches, ideal for water sports, fishing, or simply soaking in the breathtaking lake views.

The home itself is move-in ready and fully furnishedâ€"right down to the forks, knives, and even Starlink internet! Enjoy your deck year-round, included with your purchase a BBQ, Smoker & patio furniture! The thoughtfully designed layout provides a warm and inviting space, perfect for a small family, retirees, or those seeking a weekend getaway. This half acre property offers the ultimate combination of comfort and natural beauty. Whether you're planning to settle in full-time or enjoy it as a vacation retreat, this home delivers the serenity and convenience you're looking for.

Don't miss outâ€"call today to schedule your private viewing!





Built in 2002

#### **Essential Information**

MLS® # A2159848 Price \$250,000

Bedrooms 3 Bathrooms 1.00

Full Baths 1

Square Footage 1,018
Acres 0.45
Year Built 2002

Type Residential Sub-Type Detached

Style Acreage with Residence, Mobile

Status Active

## **Community Information**

Address 267 13221 Township

Subdivision Golden Sands

City Lac La Biche County

County Lac La Biche County

Province Alberta
Postal Code T0A 2C1

## **Amenities**

Parking Off Street

### Interior

Interior Features High Ceilings, Open Floorplan

Appliances Dryer, Freezer, Microwave Hood Fan, Refrigerator, Washer

Heating Forced Air, Propane

Cooling Partial
Basement None

## **Exterior**

Exterior Features Barbecue, Private Yard

Lot Description Cleared
Roof Metal
Construction Mixed
Foundation Block

### **Additional Information**

Date Listed August 22nd, 2024

Days on Market 440

Zoning country residential

**Listing Details** 

Listing Office RE/MAX LA BICHE REALTY



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