

# \$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 foyer, 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	Kitchen Island, No Smoking Home, Ceiling Fan(s)
Appliances	Central Air Conditioner, Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer
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	Lawn, Landscaped, Private

Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	March 4th, 2025
Days on Market	195
Zoning	RS Residential

**Listing Details**

Listing Office	ROYAL LEPAGE COUNTY REALTY
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