

# \$625,000 - 146, 13441 Twp Rd 665a, Lac La Biche

MLS® #A2209222

**\$625,000**

4 Bedroom, 4.00 Bathroom, 2,253 sqft

Residential on 0.24 Acres

NONE, Lac La Biche, Alberta

Beautiful 2-storey home with triple car garage located in the lakeside subdivision of Young's Beach on Beaver Lake. This 2,253 sq.ft home will impress you from the moment you walk in, with its open concept floor plan, hardwood floors, grand staircase, granite counter tops, walk through pantry, gas fireplace, main floor laundry, generous deck with natural gas BBQ hookup, BONUS room above the garage, and massive primary bedroom with walk-in-closet and 4 piece ensuite bath. The basement is framed, drywalled and painted with underlay board throughout, and as a bonus the owners are leaving behind all the materials to complete the bathroom. Outside you will find low maintenance landscaping with a concrete cement pad out front, an additional 12x20 shed with roll up door, plus access from the side street onto a gravel pad that has been compacted and ready for future garage space or perfect for RV or boat parking. This home has been well maintained by the original owners and is ready to be enjoyed by another family. Have a virtual walk through of this home by clicking on the 3-D tour below.

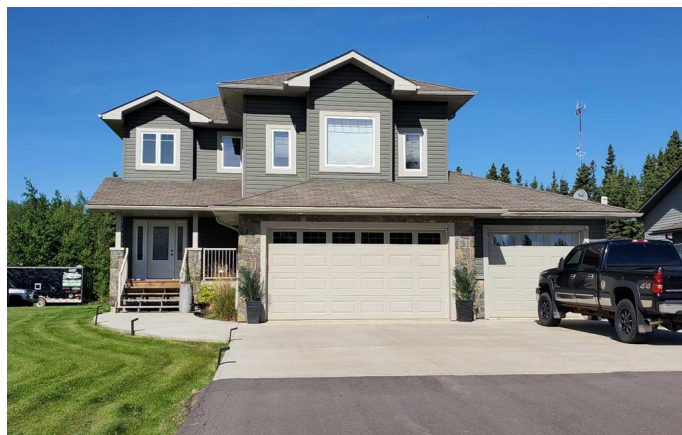
Built in 2011

## Essential Information

MLS® # A2209222

Price \$625,000

Bedrooms 4



Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,253
Acres	0.24
Year Built	2011
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	146, 13441 Twp Rd 665a
Subdivision	NONE
City	Lac La Biche
County	Lac La Biche County
Province	Alberta
Postal Code	T0A 2C0

### Amenities

Parking Spaces	6
Parking	Triple Garage Attached, Concrete Driveway
# of Garages	3

### Interior

Interior Features	Central Vacuum, Double Vanity, Granite Counters, Jetted Tub, Kitchen Island, Open Floorplan, Pantry
Appliances	Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas, Fireplace Insert
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior Features	BBQ gas line
-------------------	--------------

Lot Description	Back Yard, Corner Lot, Landscaped, No Neighbours Behind, See Remarks, Street Lighting, Greenbelt
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 7th, 2025
Days on Market	28
Zoning	LDHR

### **Listing Details**

Listing Office	People 1st Realty
----------------	-------------------

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.