

# \$375,500 - 12465 652 Township, Lac La Biche

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MLS® #A2209288

## \$375,500

5 Bedroom, 2.00 Bathroom, 1,481 sqft  
Residential on 10.01 Acres

Lac La Biche, Lac La Biche, Alberta

Experience country living at its finest in this beautifully renovated 5-bedroom home, offering 2,186 sq ft of thoughtfully updated living space. Rebuilt from the ground up in 2014, this property features a bright and spacious primary bedroom with a walk-in closet, ensuite, and sun-filled south-facing windows. The 4-piece main bath, fully finished basement, and modern upgrades throughout—including a updated furnace, hot water tank, plumbing, some electrical, windows, and septic tank—provide peace of mind and contemporary comfort.

Enjoy cooking in the updated kitchen with newer appliances, relax on the large south-facing deck with stunning views, or entertain guests in the serene, private yard surrounded by blooming lilacs. A 1,296 sq ft barn (built in 2020), fenced area, and dugout make this property ideal for hobby farming or livestock.

Located just 15 minutes from Lac La Biche and 12 minutes from Ellinor Lake Resort, with paved road access right to the driveway—this is the perfect blend of rural charm and modern convenience.

Built in 1975

## Essential Information

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Price	\$375,500
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,481
Acres	10.01
Year Built	1975
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Villa
Status	Active

### Community Information

Address	12465 652 Township
Subdivision	Lac La Biche
City	Lac La Biche
County	Lac La Biche County
Province	Alberta
Postal Code	T0A2C0

### Amenities

Utilities	Natural Gas Connected, Electricity Available, High Speed Internet Available, See Remarks
Parking	Oversized, Driveway, None
# of Garages	10

### Interior

Interior Features	Ceiling Fan(s)
Appliances	Dishwasher, Refrigerator, Washer/Dryer, Electric Oven
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Fire Pit, Garden, Private Yard
Lot Description	Garden, Landscaped, Lawn, Many Trees, Native Plants, Pasture, Paved, Farm, Treed
Roof	Metal

Construction	Shingle Siding
Foundation	Poured Concrete

**Additional Information**

Date Listed	April 24th, 2025
Days on Market	101
Zoning	Agricultural

**Listing Details**

Listing Office	RE/MAX LA BICHE REALTY
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