

# \$561,000 - 209, 13441 Twp Rd 665a, Lac La Biche

---

MLS® #A2247674

## \$561,000

4 Bedroom, 3.00 Bathroom, 1,575 sqft  
Residential on 0.52 Acres

NONE, Lac La Biche, Alberta

Welcome to #209 13441 Township Road 665A, a beautifully maintained 4-bedroom, 3-bathroom home offering over 3,000 sq. ft. of finished living space. Built in 2007, this spacious property features triple-pane windows, in-floor heating on both levels, and quality craftsmanship throughout. The bright and open layout provides a warm, inviting atmosphere, with generously sized bedrooms and well-designed living spaces perfect for both family life and entertaining. Situated just steps from Beaver Lake and scenic walking trails, the location is ideal for nature lovers and outdoor enthusiasts. The double attached garage offers secure parking and storage, while a handy shed is included for extra convenience. Vacant and available for immediate possession, this home is truly move-in ready and set in a peaceful, nature-filled setting that's perfect for your next chapter.



Built in 2007

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2247674  |
| Price          | \$561,000 |
| Bedrooms       | 4         |
| Bathrooms      | 3.00      |
| Full Baths     | 3         |
| Square Footage | 1,575     |

|            |             |
|------------|-------------|
| Acres      | 0.52        |
| Year Built | 2007        |
| Type       | Residential |
| Sub-Type   | Detached    |
| Style      | Bungalow    |
| Status     | Active      |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 209, 13441 Twp Rd 665a |
| Subdivision | NONE                   |
| City        | Lac La Biche           |
| County      | Lac La Biche County    |
| Province    | Alberta                |
| Postal Code | T0A2C0                 |

### Amenities

|                |                                           |
|----------------|-------------------------------------------|
| Parking Spaces | 4                                         |
| Parking        | Concrete Driveway, Double Garage Attached |
| # of Garages   | 2                                         |

### Interior

|                   |                                                                                                     |
|-------------------|-----------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Central Vacuum, No Animal Home, No Smoking Home, Open Floorplan, Tankless Hot Water |
| Appliances        | Dishwasher, Refrigerator, Stove(s), Washer/Dryer, Oven-Built-In                                     |
| Heating           | Boiler, In Floor, Natural Gas, Fireplace(s)                                                         |
| Cooling           | None                                                                                                |
| Fireplace         | Yes                                                                                                 |
| # of Fireplaces   | 1                                                                                                   |
| Fireplaces        | Gas                                                                                                 |
| Has Basement      | Yes                                                                                                 |
| Basement          | Finished, Full                                                                                      |

### Exterior

|                   |                                                              |
|-------------------|--------------------------------------------------------------|
| Exterior Features | Storage                                                      |
| Lot Description   | Lawn, Level, Low Maintenance Landscape, Fruit Trees/Shrub(s) |
| Roof              | Asphalt                                                      |
| Construction      | Concrete, Vinyl Siding, Wood Frame                           |
| Foundation        | ICF Block                                                    |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 9th, 2025 |
| Days on Market | 43               |
| Zoning         | LDHR             |

**Listing Details**

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.