

# \$399,000 - 429, 14579 Rd 690 Township, Lac La Biche

MLS® #A2176065

**\$399,000**

2 Bedroom, 1.00 Bathroom, 1,478 sqft

Residential on 0.50 Acres

Lac La Biche, Lac La Biche, Alberta

Remarkable Lakefront Cottage at Blais Resort! Get out of the city and retreat to this 4 season getaway with your family. This stunning modern 2-bedroom cottage on the serene shores of Lac La Biche. Recently renovated with chic finishes and new stainless steel appliances, this furnished retreat offers a comfortable and stylish space to unwind. This property also includes a cozy 3-season bunkie complete with an electric fireplace—perfect for guests or additional family space. The property is designed for entertainment, boasting a heated garage set up as your own pub/sports center, providing a fun gathering spot for friends and family. Enjoy the vibrant community including a park, convenient boat launch and just a stone's throw from the ice road to Lac La Biche. Blais resort is the perfect spot for those looking for lake living, fishing, hunting ATVing, while living in the quiet solitude of nature. Relax by the fire pit or on the deck, soaking in the tranquil sounds of the waves and the abundant local wildlife all while in your own heated pool! Located under 3 hours from Fort McMurray and Edmonton, this is your perfect year-round getaway. Don't miss the opportunity to make this beautiful cottage your own.

Built in 1991

## Essential Information

MLS® #

A2176065



|                |                                           |
|----------------|-------------------------------------------|
| Price          | \$399,000                                 |
| Bedrooms       | 2                                         |
| Bathrooms      | 1.00                                      |
| Full Baths     | 1                                         |
| Square Footage | 1,478                                     |
| Acres          | 0.50                                      |
| Year Built     | 1991                                      |
| Type           | Residential                               |
| Sub-Type       | Detached                                  |
| Style          | Acreage with Residence, 1 and Half Storey |
| Status         | Active                                    |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 429, 14579 Rd 690 Township |
| Subdivision | Lac La Biche               |
| City        | Lac La Biche               |
| County      | Lac La Biche County        |
| Province    | Alberta                    |
| Postal Code | T0A2C0                     |

### Amenities

|                |                                                                                                          |
|----------------|----------------------------------------------------------------------------------------------------------|
| Utilities      | Electricity Connected, Natural Gas Connected                                                             |
| Parking Spaces | 5                                                                                                        |
| Parking        | Double Garage Detached, Garage Door Opener, Garage Faces Side, Gravel Driveway, Heated Garage, Insulated |
| # of Garages   | 2                                                                                                        |
| Is Waterfront  | Yes                                                                                                      |
| Waterfront     | Lake, Waterfront                                                                                         |

### Interior

|                   |                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), High Ceilings, Walk-In Closet(s)                                                     |
| Appliances        | Convection Oven, Electric Range, Electric Water Heater, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                              |
| Cooling           | None                                                                                                 |
| Basement          | None                                                                                                 |

### Exterior

|                   |                                                                      |
|-------------------|----------------------------------------------------------------------|
| Exterior Features | Balcony, Barbecue, BBQ gas line, Fire Pit, Garden, Lighting, Private |
|-------------------|----------------------------------------------------------------------|

|                 |                                                                                                |
|-----------------|------------------------------------------------------------------------------------------------|
|                 | Yard                                                                                           |
| Lot Description | Beach, Back Yard, Corner Lot, Large Trees, Gazebo, Gentle Sloping, Secluded, Views, Waterfront |
| Roof            | Asphalt Shingle                                                                                |
| Construction    | Mixed, Vinyl Siding, Wood Frame                                                                |
| Foundation      | Wood                                                                                           |



**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | October 29th, 2024  |
| Days on Market | 342                 |
| Zoning         | COUNTRY RESIDENTIAL |

**Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | RE/MAX LA BICHE REALTY |
|----------------|------------------------|

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