

# \$449,900 - 429, 14579 Rd 690 Township, Lac La Biche

MLS® #A2176065

**\$449,900**

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! Discover your perfect getaway at 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. With plenty of room to park RVs, this is the ideal location for outdoor enthusiasts. Take advantage of nearby trails leading to crown land, perfect for quadding, skidooing, fishing, and hunting. 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	\$449,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,478
Acres	0.50
Year Built	1991
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey, Acreage with Residence
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
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	Yard
Lot Description	Back Yard, Beach, Corner Lot, Cul-De-Sac, Fruit Trees/Shrub(s), Few Trees, Gazebo, Lake, Lawn, Gentle Sloping, Landscaped, Native Plants, Secluded, Views, Waterfront
Roof	Asphalt Shingle
Construction	Mixed, Vinyl Siding, Wood Frame
Foundation	Wood

### **Additional Information**

Date Listed	October 29th, 2024
Days on Market	170
Zoning	COUNTRY RESIDENTIAL

### **Listing Details**

Listing Office	RE/MAX LA BICHE REALTY
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