

# \$499,900 - 13002 881 Highway, Lac La Biche

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MLS® #A2211247

**\$499,900**

3 Bedroom, 1.00 Bathroom, 952 sqft

Residential on 19.87 Acres

Lac La Biche, Lac La Biche, Alberta

**SELLER IS MOTIVATED!** â€œDreaming of space and opportunity? Check out this incredible listing in the Big Bay area of Lac La Biche!

This spacious 1991 Winalta-built home features 992 square feet with three cozy bedrooms, perfect for family living. Enjoy the sunshine on the south-facing deck while taking in the Peace and Tranquility!

But thatâ€™s not all! This property boasts a 2500 square foot shop, built in 2015, complete with oversized doors, radiant heat, and a mezzanine! Ideal for small businesses or hobby farming, the shop has its own sewer and water setup.

Set on 19.87 acres, most of the land is cleared, leveled, and ready for development. Plus, youâ€™ll have a new 2000-gallon cistern and septic surface discharge on the home.

Just 10 minutes from town, this property is a rare find! Donâ€™t let it slip away!

Built in 1991

## Essential Information

MLS® # A2211247

Price \$499,900

Bedrooms 3



Bathrooms	1.00
Full Baths	1
Square Footage	952
Acres	19.87
Year Built	1991
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Single Wide Mobile Home
Status	Active

### **Community Information**

Address	13002 881 Highway
Subdivision	Lac La Biche
City	Lac La Biche
County	Lac La Biche County
Province	Alberta
Postal Code	T0A 2C0

### **Amenities**

Parking	None
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### **Interior**

Interior Features	Open Floorplan
Appliances	Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Basement	None

### **Exterior**

Exterior Features	None
Lot Description	Cleared
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Piling(s)

### **Additional Information**

Date Listed	April 11th, 2025
Days on Market	122
Zoning	Agricultural

**Listing Details**

Listing Office                    COLDWELL BANKER UNITED

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