

**\$199,900 - 386 11355 Twp 640 Road, Lac La Biche County**

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MLS® #A2214961

**\$199,900**

3 Bedroom, 1.00 Bathroom, 1,581 sqft  
Residential on 1.38 Acres

NONE, Lac La Biche County, Alberta

Looking for a cute and rustic cabin in the woods? Want to be close to the boat launch yet have a very private yard for you to relax in? Ready to take on a project and make this cabin your home sweet cabin?? Potential awaits here! This 4 bedroom cabin offers 2 kitchens and bathroom space. Located on 1.38 acres of beautifully landscaped yard with mature trees and fruit bushes, this cabin would work well for a multi family get away! Plenty of space for your lake toys in the garage and plenty of space for all your quests in the outfitters shack set up as a cooking hall! There is no shortage of room at this acreage - Just steps away from the beautiful sandy beaches of Fork Lake. Truly a must see! Please note that the cabin is not connected to water and septic services however there is a 1800gal cistern in the ground currently collecting rain water and a 1000gal septic collecting grey water from the kitchen in the rec room.



Built in 1982

**Essential Information**

|            |           |
|------------|-----------|
| MLS® #     | A2214961  |
| Price      | \$199,900 |
| Bedrooms   | 3         |
| Bathrooms  | 1.00      |
| Full Baths | 1         |

|                |                                      |
|----------------|--------------------------------------|
| Square Footage | 1,581                                |
| Acres          | 1.38                                 |
| Year Built     | 1982                                 |
| Type           | Residential                          |
| Sub-Type       | Detached                             |
| Style          | Acreage with Residence, Modular Home |
| Status         | Active                               |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 386 11355 Twp 640 Road |
| Subdivision | NONE                   |
| City        | Lac La Biche County    |
| County      | Lac La Biche County    |
| Province    | Alberta                |
| Postal Code | T0A 2C1                |

### Amenities

|              |                        |
|--------------|------------------------|
| Parking      | Single Garage Detached |
| # of Garages | 1                      |

### Interior

|                   |                                               |
|-------------------|-----------------------------------------------|
| Interior Features | See Remarks                                   |
| Appliances        | Refrigerator, Stove(s), Washer/Dryer, Freezer |
| Heating           | None                                          |
| Cooling           | None                                          |
| Basement          | None                                          |

### Exterior

|                   |                                                       |
|-------------------|-------------------------------------------------------|
| Exterior Features | Fire Pit, Private Yard, Storage                       |
| Lot Description   | Cleared, Corner Lot, Cul-De-Sac, Fruit Trees/Shrub(s) |
| Roof              | Metal                                                 |
| Construction      | Mixed                                                 |
| Foundation        | Piling(s)                                             |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | April 25th, 2025    |
| Days on Market | 5                   |
| Zoning         | Country Residential |

### Listing Details



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