

\$850,000 - #130, 13352 Lakeland Drive, Lac La Biche

MLS® #A2269799

\$850,000

3 Bedroom, 4.00 Bathroom, 4,280 sqft
Residential on 0.46 Acres

Lac La Biche, Lac La Biche, Alberta

Welcome to Sunset Bay! Enjoy lakefront living just minutes from town on beautiful Lac La Biche Lake. This subdivision offers municipal services, walking trails to the golf course, a playground, and a nearby boat launch.

Drive up to this immaculately kept, well-planned home situated on a gently sloping lot with a sandy beachfront. Step into the spacious entrance with storage and convenient access to the 2 car garage. The grand living room features large windows showcasing spectacular lake views – a perfect space to relax or host family gatherings. This level also offers a recreation room ideal for a game of pool, a jetted-tub bathroom, the master bedroom with wrap-around windows and luxurious ensuite, and an additional bedroom.

Descend the wide, elegant stairway to the lower level to the heart of the home – where you™ll find a stunning kitchen and dining area overlooking the water. Prepare and enjoy meals steps while visiting and overlooking the waterfront. Walk out to the patio and pergola, gather around the fire pit, and take in breathtaking sunsets. Water sports and nature can be enjoyed right from your front door!

This level also features a cozy sitting room with a wood stove and French doors to outside, a large laundry and pantry area, a 4-piece bath, bedroom, and bonus room with



an ensuite that can be used as a bedroom, office, hobby room, gym, or library – designed to fit your lifestyle.

This unique reverse floor plan was thoughtfully designed to maximize the lakefront views and natural surroundings. A must-see property – call today to book your private showing!

Built in 1985

Essential Information

MLS® #	A2269799
Price	\$850,000
Bedrooms	3
Bathrooms	4.00
Full Baths	4
Square Footage	4,280
Acres	0.46
Year Built	1985
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	#130, 13352 Lakeland Drive
Subdivision	Lac La Biche
City	Lac La Biche
County	Lac La Biche County
Province	Alberta
Postal Code	T0A 2C0

Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	French Door, Granite Counters, Jetted Tub, No Smoking Home, Open Floorplan, Pantry
Appliances	Dishwasher, Dryer, Gas Stove, Microwave, Refrigerator, Washer, Window Coverings
Heating	In Floor, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Fire Pit, Storage
Lot Description	Few Trees, Front Yard, Gazebo, Lake, Lawn, Rectangular Lot, Beach, Cleared, Paved, Sloped Down
Roof	Asphalt Shingle
Construction	Concrete, Wood Frame, Veneer
Foundation	Poured Concrete

Additional Information

Date Listed	November 7th, 2025
Days on Market	11
Zoning	Country Residential

Listing Details

Listing Office	RE/MAX LA BICHE REALTY
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