

# \$300,000 - 67238 881 Highway, Lac La Biche County

---

MLS® #A2209433

**\$300,000**

3 Bedroom, 2.00 Bathroom, 1,335 sqft

Residential on 8.50 Acres

NONE, Lac La Biche County, Alberta

This 8.5-acre lakefront property in Lac La Biche County, offers 2000 feet of lakefront on Lac La Biche Lake. It's an ideal location for a vacation property or residential living. Property features mature hardwoods and evergreens, providing natural beauty and seclusion. With an easily accessible shoreline, you can enjoy swimming in the lake all summer and ice fishing all winter. Located just 15 minutes east of Lac La Biche on Highway 881, this 3 bedroom 2 bathroom mobile home offers 1335sqft of living space as well as a 36x24 metal sided pole shed with double doors and mezzanine. Perfect for summer parties in the garage and storage for all the toys. Yard is landscaped and there's a path that leads you to a private camping spot along the lakeshore complete with 30amp power. Call today for your personal viewing of this property!



Built in 1987

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2209433  |
| Price          | \$300,000 |
| Bedrooms       | 3         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,335     |
| Acres          | 8.50      |
| Year Built     | 1987      |

|          |                                      |
|----------|--------------------------------------|
| Type     | Residential                          |
| Sub-Type | Detached                             |
| Style    | Acreage with Residence, Modular Home |
| Status   | Active                               |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 67238 881 Highway   |
| Subdivision | NONE                |
| City        | Lac La Biche County |
| County      | Lac La Biche County |
| Province    | Alberta             |
| Postal Code | T0A2C2              |

### Amenities

|                |            |
|----------------|------------|
| Parking Spaces | 10         |
| Parking        | Off Street |

### Interior

|                   |                                             |
|-------------------|---------------------------------------------|
| Interior Features | Open Floorplan                              |
| Appliances        | Dryer, Electric Stove, Refrigerator, Washer |
| Heating           | Forced Air                                  |
| Cooling           | None                                        |
| Basement          | None                                        |

### Exterior

|                   |                      |
|-------------------|----------------------|
| Exterior Features | Private Yard         |
| Lot Description   | Gentle Sloping, Lake |
| Roof              | Asphalt Shingle      |
| Construction      | Mixed                |
| Foundation        | Block                |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | April 6th, 2025 |
| Days on Market | 33              |
| Zoning         | Agricultural    |

### Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and

the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.