

# \$775,000 - 217, 14579 Twp Rd 690, Lac La Biche County

MLS® #A2116517

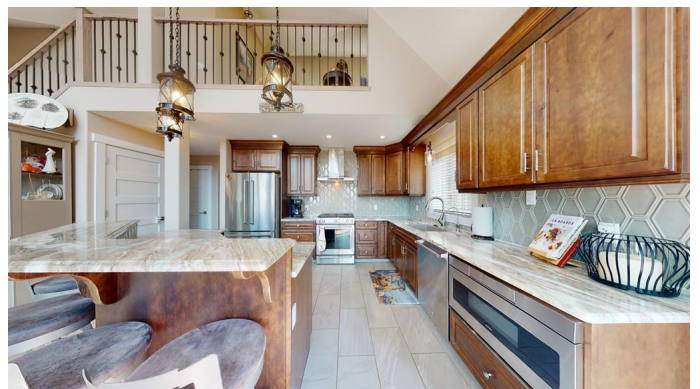
**\$775,000**

4 Bedroom, 3.00 Bathroom, 1,735 sqft  
Residential on 0.50 Acres

NONE, Lac La Biche County, Alberta

Executive lakefront living at Blais Resort! This 4-bedroom, 4-bathroom home spans three fully finished levels and has been thoughtfully designed with luxury, comfort, and functionality in mind. From the outside, the home makes the most of its south-facing exposure with floor-to-ceiling windows and a 26 ft deck overlooking the lake. The property includes a 28x32 heated double garage—complete with its own 3-piece bathroom and laundry pair—plus a fully insulated 16x24 cold storage shed and a 12x14 heated and insulated bunkie for extra guest space. Inside, the main floor offers two generous bedrooms, while the upper level features the primary suite with walk-in closet, ensuite, and a dedicated office. The walkout basement is beautifully finished with a wet bar, exercise area, TV space, full bathroom, mechanical room, and another bedroom, leading out to a screened and covered patio with serene lake views. Built with no expense spared, this home features continuous metal roofing, Hardy board siding, triple-pane windows, an ICF block basement with in-floor heating, tankless hot water, an efficient heat exchange system, central A/C, and spray foam insulation in all walls and ceilings.

Finishes include hardwood flooring, granite countertops, custom tilework in the kitchen and bathrooms, high-end appliances, a stone-mantel gas fireplace, an electric fireplace in the primary bedroom, and timeless décor throughout. Every window frames an



unobstructed view of the lake. Lovingly designed and built by the original owners, this remarkable home is ready to welcome a new family to enjoy the lakefront lifestyle they envisioned.

Built in 2017

### **Essential Information**

MLS® #	A2116517
Price	\$775,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,735
Acres	0.50
Year Built	2017
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, A-Frame
Status	Active

### **Community Information**

Address	217, 14579 Twp Rd 690
Subdivision	NONE
City	Lac La Biche County
County	Lac La Biche County
Province	Alberta
Postal Code	T0A 2C0

### **Amenities**

Utilities	Electricity Connected
Parking Spaces	10
Parking	Double Garage Detached, Gravel Driveway
# of Garages	2
Is Waterfront	Yes
Waterfront	Lake Front

### **Interior**

Interior Features	Ceiling Fan(s), Closet Organizers, Crown Molding, Granite Counters, High Ceilings, Vinyl Windows, Kitchen Island, Master Downstairs, No Smoking Home, Open Floorplan, Pantry, See Remarks, Soaking Tub, Suspended Ceiling, Tankless Hot Water, Wet Bar, Walk-In Closet(s), WaterSense Fixture(s)
Appliances	Bar Fridge, Dishwasher, Freezer, Gas Range, Microwave, Refrigerator, Range Hood, Trash Compactor, Tankless Water Heater, Washer/Dryer, Washer/Dryer Stacked
Heating	Floor Furnace, In Floor, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Electric, Family Room, Gas, Glass Doors, Outside, Recreation Room
Has Basement	Yes
Basement	Full

## Exterior

Exterior Features	Private Yard, Rain Barrel/Cistern(s)
Lot Description	Lake, See Remarks, Waterfront
Roof	Metal
Construction	Cement Fiber Board, ICFs (Insulated Concrete Forms), Wood Frame
Foundation	ICF Block

## Additional Information

Date Listed	March 19th, 2024
Days on Market	596
Zoning	Country Residential

## Listing Details

Listing Office	PEOPLE 1st REALTY
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