

# \$629,000 - 142-13352 Lakeland Drive, Lac La Biche

MLS® #A2231225

**\$629,000**

3 Bedroom, 3.00 Bathroom, 2,325 sqft

Residential on 0.46 Acres

Lac La Biche, Lac La Biche, Alberta

Looking for the perfect lakefront lifestyle? Welcome to this stunning Sunset Bay home on a rare ½-acre level lot with direct lake access—perfect for your private dock and boat launch! Enjoy over 2,325 sq ft of living space with breathtaking lake views from the kitchen, dining, and living room, full-length windows and a spacious deck with glass railing so you can stare at the water and enjoy the sunsets!

The chef's kitchen features custom cabinetry and a large working island—ideal for entertaining. Cozy up in the living room with a wood-burning fireplace. The main floor offers 2 bedrooms, 2 bathrooms, and a generous walk-in pantry.

The walkout lower level includes a spacious family room with sculptured stone walls, an additional bedroom, bath, office/hobby room, and a full laundry room. You'll love the bar area and kitchenette with access to the spa pool, sunroom, and fitness area!

The beautifully landscaped yard includes a 24'x30' garage with a pedway to the house, an 8'x12' shed, and lawn that stretches right to the beach, with a space to gathering around the firepit and telling stories, or having a picnic. There's room for RV parking, with stunning views, and evenings under the stars!

Enjoy community amenities like walking trails



to the golf course and Sir Winston Churchill Park, a nearby playground, and a boat launch—all just steps away. Whether you're looking for a year-round residence or a turnkey family retreat, this lakefront gem has it all!

Built in 1981

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2231225    |
| Price          | \$629,000   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 2,325       |
| Acres          | 0.46        |
| Year Built     | 1981        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 142-13352 Lakeland Drive |
| Subdivision | Lac La Biche             |
| City        | Lac La Biche             |
| County      | Lac La Biche County      |
| Province    | Alberta                  |
| Postal Code | T0A 2C0                  |

### Amenities

|                |                                                                                     |
|----------------|-------------------------------------------------------------------------------------|
| Parking Spaces | 10                                                                                  |
| Parking        | Double Garage Attached, Driveway, Off Street, Additional Parking, Garage Faces Side |
| # of Garages   | 2                                                                                   |
| Is Waterfront  | Yes                                                                                 |
| Waterfront     | Beach Access, Beach Front, Lake, Lake Front, Lake Privileges, Waterfront            |

### Interior



|                   |                                                             |
|-------------------|-------------------------------------------------------------|
| Interior Features | French Door, Kitchen Island, Ceiling Fan(s), Central Vacuum |
| Appliances        | Dishwasher, Refrigerator, Washer                            |
| Heating           | Forced Air, Natural Gas                                     |
| Cooling           | None                                                        |
| Fireplace         | Yes                                                         |
| # of Fireplaces   | 1                                                           |
| Fireplaces        | Basement, Wood Burning, Brick                               |
| Has Basement      | Yes                                                         |
| Basement          | Finished, Full                                              |

**Exterior**

|                   |                                                                                         |
|-------------------|-----------------------------------------------------------------------------------------|
| Exterior Features | BBQ gas line, Fire Pit, Private                                                         |
| Lot Description   | Back Yard, Cleared, Front Environmental Reserve, Full Maintenance Landscape, Waterfront |
| Roof              | Asphalt Shingle                                                                         |
| Construction      | Concrete, Vinyl Siding, Wood Frame                                                      |
| Foundation        | Poured Concrete                                                                         |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | June 14th, 2025     |
| Days on Market | 95                  |
| Zoning         | Country Residential |

**Listing Details**

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

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