

\$265,000 - 253, 63303 867 Highway, Lac La Biche County

MLS® #A2250134

\$265,000

2 Bedroom, 1.00 Bathroom, 914 sqft
Residential on 0.82 Acres

Fork Lake Estates, Lac La Biche County,
Alberta

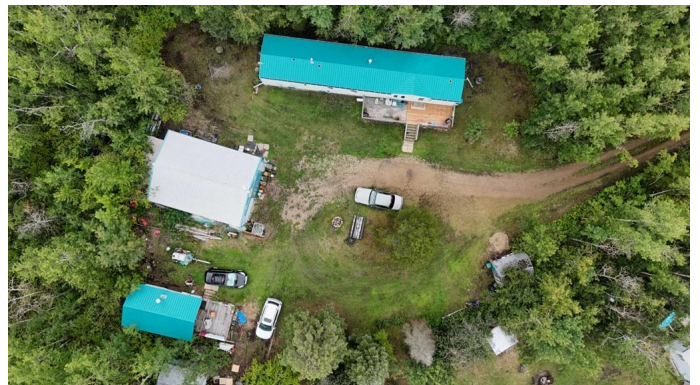
Welcome to Beautiful Fork Lake Estates! This private, gated property offers year-round living or the perfect weekend getaway. Situated near the scenic fork-shaped Fork Lake—renowned for its Jumbo Yellow Perch fishing—this well-kept 2000 manufactured home features 2 bedrooms, 1 full bath, updated flooring, new windows, and a newer hot water tank. Stay cozy year-round with an updated furnace and enjoy peace of mind with durable metal siding and a new metal roof on both the home and cabin.

Step outside to a spacious 34x8 west-facing deck, ideal for relaxing and entertaining. A charming open-concept cabin with woodstove adds extra space for guests or quiet retreats. The 30x24 shop is heated with a woodstove—perfect for projects, storage, or hobbies.

Utilities include a 2200-gallon cistern and a 2200-gallon septic system, making it ready for full-time living. Whether you're looking for a serene escape or a low-maintenance permanent home, this property has it all!

Built in 2000

Essential Information



MLS® #	A2250134
Price	\$265,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	914
Acres	0.82
Year Built	2000
Type	Residential
Sub-Type	Detached
Style	Modular Home
Status	Active

Community Information

Address	253, 63303 867 Highway
Subdivision	Fork Lake Estates
City	Lac La Biche County
County	Lac La Biche County
Province	Alberta
Postal Code	T0A1S1

Amenities

Utilities	Natural Gas Connected
Parking Spaces	10
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Ceiling Fan(s), Low Flow Plumbing Fixtures
Appliances	Dishwasher
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Wood Burning
Basement	None

Exterior

Exterior Features	Fire Pit, Garden, Private Entrance, Private Yard
-------------------	--

Lot Description	Back Yard, Front Yard, Fruit Trees/Shrub(s), Garden, Irregular Lot, Lake, Native Plants, No Neighbours Behind, Pie Shaped Lot
Roof	Metal
Construction	Metal Siding, Mixed, Metal Frame
Foundation	Block

Additional Information

Date Listed	August 21st, 2025
Days on Market	59
Zoning	COUNTRY RESIDENTIAL

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.