

# \$635,000 - 65368 Range Road 165, Lac La Biche County

MLS® #A2199314

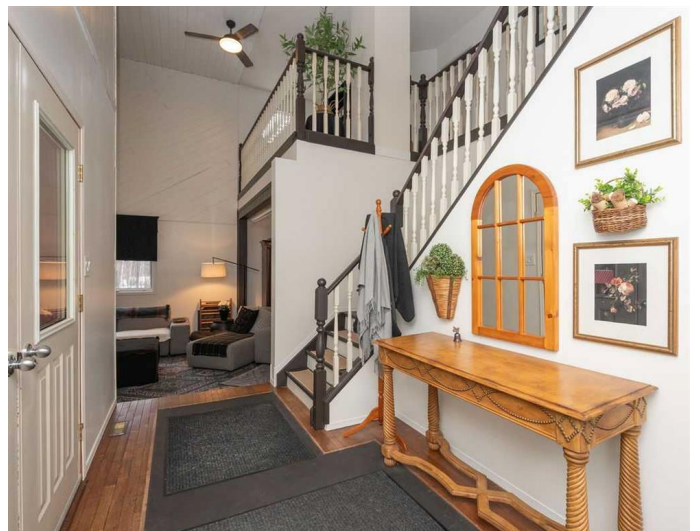
**\$635,000**

6 Bedroom, 4.00 Bathroom, 2,877 sqft  
Residential on 13.49 Acres

NONE, Lac La Biche County, Alberta

Welcome home to your private oasis! This beautiful move in ready 2 storey home has 6 bedrooms, 3 1/2 baths, fully finished double walkout basement with in-law suite, separate games room and 30'x46' shop. The home has been tastefully updated throughout and features a dream master bedroom with 5 piece ensuite and balcony access, 3 large spare bedrooms and 4 piece bath. You are greeted by a large foyer on the main floor which includes a sunken living room with cathedral ceilings, a wood burning fireplace insert, spacious dining area, breakfast nook and kitchen with pantry. There is also a spare bedroom, 2 piece bath, family room on the main & south facing composite deck overlooking the yard. The walkout basement is fully finished with an in-law suite complete with 1 bedroom, 1 full bath, kitchen, living room with its own separate entrance apart from the family rec-room. Hidden in nature with plenty of wildlife, with more than enough room for a family farmstead/hobby farm. There is no shortage of storage with your new 46'x30' shop, with 4 - 10'x9' doors and concrete floor. The property is 2 miles off pavement, close to many lakes and crown land in a central location between Plamondon, Boyle & Lac La Biche. Additional upgrades include newer furnaces, recently installed a/c, washer, dryer, water heater, new cistern pump, and more.

Built in 1991



## Essential Information

MLS® #	A2199314
Price	\$635,000
Bedrooms	6
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,877
Acres	13.49
Year Built	1991
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Active

## Community Information

Address	65368 Range Road 165
Subdivision	NONE
City	Lac La Biche County
County	Lac La Biche County
Province	Alberta
Postal Code	T0A0R0

## Amenities

Parking	Double Garage Detached
# of Garages	2

## Interior

Interior Features	Ceiling Fan(s), Kitchen Island, No Smoking Home
Appliances	Central Air Conditioner, Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Balcony
Lot Description	Landscaped, Lawn, Private
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 4th, 2025
Days on Market	47
Zoning	Agricultural

### **Listing Details**

Listing Office	ROYAL LEPAGE COUNTY REALTY
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