

# \$639,000 - 613 & 617 Golden Bay Crescent, Lac La Biche

---

MLS® #A2201554

**\$639,000**

2 Bedroom, 3.00 Bathroom, 912 sqft  
Residential on 1.61 Acres

NONE, Lac La Biche, Alberta

This stunning 1.6-acre lakefront property offers breathtaking views of Lac La Biche Lake, making it an ideal spot to live or unwind with friends. The home boasts high-end finishes, including granite countertops, premium stainless steel appliances, Kitchen Craft cabinets, engineered hardwood floors, a steam shower, and a walk-out basement. Two covered decks provide spectacular views of the lake.

Located in the Golden Sands subdivision, the property is 2.5 hours south of Fort McMurray and 3 hours north of Edmonton. Built to the highest standards, this home features a glued and screwed subfloor, 9' ceilings throughout, an ICF block basement, in-floor heating with four zones, a heatilator fireplace, triple-glazed windows, 35-year shingles, and 220 wiring to a 40' sea-can. Additionally, there is another 20' sea-can, a shed, outdoor wiring for a hot tub, and a geotechnical report available. This listing includes two titled lots, offering the potential to sell one or use it for parking a friend's RV for weekend visits. Enjoy the beauty of sunsets and the tranquility of this exceptional home for years to come.

Built in 2011

## Essential Information

MLS® #                      A2201554



Price	\$639,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	912
Acres	1.61
Year Built	2011
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### Community Information

Address	613 & 617 Golden Bay Crescent
Subdivision	NONE
City	Lac La Biche
County	Lac La Biche County
Province	Alberta
Postal Code	T0A 2C1

### Amenities

Parking Spaces	8
Parking	Gravel Driveway, Off Street, None
Is Waterfront	Yes
Waterfront	Beach Front

### Interior

Interior Features	Ceiling Fan(s), Kitchen Island, Open Floorplan
Appliances	Dishwasher, Gas Cooktop, Microwave, Oven-Built-In, Refrigerator, Washer/Dryer
Heating	In Floor, Natural Gas, Floor Furnace, Zoned
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Masonry, Wood Burning, Heatilator
Has Basement	Yes
Basement	Finished, Full, Walk-Out

### Exterior

Exterior Features	Covered Courtyard, RV Hookup
Lot Description	See Remarks, Treed, Views, Sloped, Waterfront
Roof	Asphalt
Construction	Concrete, Vinyl Siding, Wood Frame, ICFs (Insulated Concrete Forms)
Foundation	ICF Block

### **Additional Information**

Date Listed	March 11th, 2025
Days on Market	41
Zoning	CR

### **Listing Details**

Listing Office	People 1st Realty
----------------	-------------------

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