

# \$365,000 - #10 14548 Old Trail, Lac La Biche County

MLS® #A2199522

**\$365,000**

3 Bedroom, 2.00 Bathroom, 1,360 sqft  
Residential on 0.50 Acres

NONE, Lac La Biche County, Alberta

Whether you are looking for full time country living or a lake property/recreational retreat, look no further as this property has the best of both worlds! Nestled on a very private half acre lot, the main floor of this home features 3 bedrooms, 2 baths, a large updated kitchen with SS appliances, walk-in pantry, dining area, main floor laundry, mud room and a spacious living room with tons of windows offering beautiful scenery in every direction. Enjoy the gorgeous sunrise, wildlife, northern lights and amazing sunsets with views overlooking the yard and the lake. The basement is fully finished and is the perfect rec room or has ample space for extra beds. The wraparound deck with fantastic lake views and a private sunken fire pit area are perfect for entertaining. A spacious 3 vehicle, heated 40'x40' garage with built in work benches. This property has been well cared for and offers amazing outdoor views and activities in every season!lake life is calling!

Built in 1967

## Essential Information

MLS® #	A2199522
Price	\$365,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,360



Acres	0.50
Year Built	1967
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### **Community Information**

Address	#10 14548 Old Trail
Subdivision	NONE
City	Lac La Biche County
County	Lac La Biche County
Province	Alberta
Postal Code	T0A2C0

### **Amenities**

Parking	Triple Garage Detached
# of Garages	3

### **Interior**

Interior Features	No Smoking Home, Pantry
Appliances	Built-In Refrigerator, Dishwasher, Electric Stove, Garage Control(s), Microwave, Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Fire Pit, Private Yard
Lot Description	Back Yard, Landscaped, Low Maintenance Landscape, Private, Rectangular Lot, Views
Roof	Metal
Construction	Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 5th, 2025
Days on Market	32

Zoning

Country Residential

## **Listing Details**

Listing Office

ROYAL LEPAGE COUNTY REALTY

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