

# \$1,095,000 - 100 Trinity Boulevard, Lac La Biche

MLS® #A2236438

**\$1,095,000**

2 Bedroom, 2.00 Bathroom, 1,848 sqft

Residential on 0.31 Acres

Lac La Biche, Lac La Biche, Alberta

Beaver Lake executive lake front. Over 3600 sq ft of luxurious living. This custom home with walkout basement is designed for entertaining and enjoys lake views from every room. Spacious living areas, high end finishing with slate floors, Kitchen Kraft cabinets, granite countertops, coffered and vaulted ceilings. Outside is designed for maintenance free living with stucco and metal roofing and natural gardens. This private lot over looks Beaver Lake and is at the end of a cul de sac for added privacy. Beaver Lake is one of Alberta's most popular year round fishing and recreation lakes .File # 137

Built in 2002

## Essential Information

MLS® #	A2236438
Price	\$1,095,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,848
Acres	0.31
Year Built	2002
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

## Community Information



Address	100 Trinity Boulevard
Subdivision	Lac La Biche
City	Lac La Biche
County	Lac La Biche County
Province	Alberta
Postal Code	T0A 2C1

### **Amenities**

Utilities	Cable Available, Electricity Available, Natural Gas Available, Phone Available
Parking Spaces	6
Parking	Double Garage Attached, Parking Pad, Interlocking Driveway
# of Garages	2
Is Waterfront	Yes
Waterfront	Waterfront

### **Interior**

Interior Features	Central Vacuum, Storage, Dry Bar
Appliances	Built-In Oven, Dishwasher, Microwave, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Living Room, Wood Burning Stove, Gas Starter, Wood Burning
Has Basement	Yes
Basement	Finished, Full, Walk-Out

### **Exterior**

Exterior Features	Private Yard
Lot Description	Backs on to Park/Green Space, Landscaped, Street Lighting, Wooded, Beach, Standard Shaped Lot, Waterfront
Roof	Metal
Construction	Stucco
Foundation	Poured Concrete

### **Additional Information**

Date Listed	July 2nd, 2025
Days on Market	15

Zoning                      Low density Hamlet Reside

## **Listing Details**

Listing Office              RE/MAX LA BICHE 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.