



## 13221 Twp Rd 680 (Golden Sands) Rural Lac La Biche County Alberta

\$180,000

Pleasant property with Partial Lakeview's! This 1242 sq. ft. spacious mobile is located in the sought after welcoming neighborhood of Golden Sands. The mobile offer 3 bedrooms, 2 baths, newer appliances is on cement pilings and anchored. Sits on a .44 acre corner lot, additional buildings include a 24x24 Garage and an oversized shed. Services include, power natural gas, a 2200 gallon cistern for water and a 1200 gallon tank and field for sewer. Golden Sands borders Lac La Biche Lake with a perfect mix of full time and recreational residence, park, public beach and boat launch. This property is suitable for a full time residence or the perfect weekend getaway! 15 minutes to Lac La Biche, 2 and half hours to McMurray and 2 and half hours to Edmonton. Call to view today! (id:6769)

Laundry room 5.58 Ft x 10.42 Ft

Living room/Dining room 10.17 Ft x 39.25 Ft

Primary Bedroom 10.50 Ft x 13.42 Ft

2pc Bathroom 5.00 Ft x 5.00 Ft

3pc Bathroom 9.33 Ft x 10.17 Ft

Bedroom 9.33 Ft x 10.67 Ft

Bedroom 11.50 Ft x 10.42 Ft

Listing Presented By:



Originally Listed by:  
RE/MAX LA BICHE REALTY

**RE/MAX ELITE**

**RE/MAX Elite**

Phone: 780-406-4000

Fax:

executive@eliterealestate.ca