



## Rural Lac La Biche County Alberta

\$1,199,000

Welcome to this EXCLUSIVE Equestrian Estate! Situated just 2 KM from town, this prime 51-acre LUXURY property is in a league of it's own! A PRIVATE Spruce-lined driveway welcomes you in. Featuring a 12-acre HAY FIELD, trail system, 100 x 200 outdoor RIDING ARENA, round pen, corrals, watering bowls, & hydrants. OUTBUILDINGS include a HEATED BARN w/2 stalls, tack room, & full loft, plus a 42x56 METAL CLAD SHOP & 2 sheds. The CUSTOM HOME offers 5244 sq ft of living space, TRIPLE HEATED GARAGE w/ cold room, a GRAND ENTRANCE opens to a living room w/3-sided FIREPLACE. Cook in the CHEF'S ISLAND KITCHEN w/ GRANITE counters, SS appliances, & large pantry. The main floor boasts 8-ft doors, a Primary w/ a SPA like ensuite, plus 2 more bdrms w/ 1.5 baths & main floor laundry. The fully finished WALK-OUT basement, incl a GAMES ROOM, 2nd KITCHEN, 2 bedrooms, & full bath. Town H2O & sewer at property line. Walk to golf, boat launch, or Sir Winston Churchill Park. Class w/ Distinction, see it you'll LOVE this HOME! (id:6769)

Family room 14.51 m X 8.74 m

Bedroom 4 3.94 m X 4.86 m

Bedroom 5 3.87 m X 4.6 m

Storage 4.06 m X 4.03 m

Second Kitchen 2.49 m X 2.78 m

Bedroom 6 3.94 m X 4.86 m

Living room 8.18 m X 5.35 m

Dining room 4.15 m X 4.17 m

Kitchen 5.41 m X 4.15 m

Primary Bedroom 4.57 m X 6.29 m

Bedroom 2 3.69 m X 4.81 m

Bedroom 3 3.68 m X 5.73 m

Laundry room 3.58 m X 2.87 m

Mud room 3.38 m X 2.5 m

Listing Presented By:



Originally Listed by:  
RE/MAX River City

<http://www.ryandutka.com/>

**RE/MAX ELITE**

**RE/MAX Elite**

Phone: 780-406-4000

Fax:

[executive@eliterealestate.ca](mailto:executive@eliterealestate.ca)

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