



## Rural Lac La Biche County Alberta

\$209,000

Enjoy LIFE AT THE LAKE in this spacious 1312 sq.ft. ALL-SEASON HOME on 0.64 acres in FORK LAKE ESTATES, situated between Lac La Biche and St. Paul just off Hwy 55. Fork Lake is famous for fishing, boating and all water sports with a municipal campground very close to this property. This 1991 bungalow, all on one level, includes 3 bedrooms plus den (or 4th bedroom), 1 bath, large sunken living room with wood stove, dining area with built-in bench, utility, laundry and ample storage throughout. The home features a warm wood interior and complements the outdoor greenery that includes apple trees, rock walk-way, perennial flower beds, garden area and lilacs. This property is fully serviced with natural gas, power, 2200 gal cistern and a septic field system. The 20 x 40' shop includes a gravelled storage area and a work shop with insulated walls and wood floor. The many upgrades include furnace (2011), metal roof (all), vinyl windows, fridge/stove & much more. Affordable property that you don't want to miss! (id:6769)

Living room 5.6 m X 4.42 m  
Dining room 4.21 m X 4.77 m  
Kitchen 2.55 m X 2.75 m  
Den 4.01 m X 2.89 m  
Primary Bedroom 5.04 m X 2.68 m

Bedroom 2 5.12 m X 2.66 m  
Bedroom 3 3.23 m X 2.86 m  
Utility room 2.84 m X 2.11 m  
Mud room 2.91 m X 1.85 m  
Storage 3.45 m X 1.35 m

Listing Presented By:



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