



## 267 13221 Township Rural Lac La Biche County Alberta

\$248,000

Experience Lakeside Living in Golden Sands Discover your perfect retreat in the tranquil lakeside subdivision of Golden Sands! This charming 3-bedroom, 1-bathroom mobile home offers a cozy escape in the quiet subdivision located on the serene shores of Lac La Biche Lake. Golden Sands is a dream destination for outdoor enthusiasts, boasting two boat launches and sandy beaches, ideal for water sports, fishing, or simply soaking in the breathtaking lake views. The home itself is move-in ready and fully furnished—right down to the forks, knives, and even Starlink internet! Enjoy your deck year-round, included with your purchase a BBQ, Smoker & patio furniture! The thoughtfully designed layout provides a warm and inviting space, perfect for a small family, retirees, or those seeking a weekend getaway. This half acre property offers the ultimate combination of comfort and natural beauty. Whether you're planning to settle in full-time or enjoy it as a vacation retreat, this home delivers the serenity and convenience you're looking for. Don't miss out—call today to schedule your private viewing! (id:6769)

4pc Bathroom 7.00 Ft x 7.92 Ft  
Bedroom 11.42 Ft x 8.92 Ft  
Bedroom 11.42 Ft x 8.50 Ft  
Other 5.75 Ft x 12.75 Ft

Kitchen 9.17 Ft x 12.50 Ft  
Living room 15.00 Ft x 17.17 Ft  
Primary Bedroom 12.58 Ft x 12.42 Ft

Listing Presented By:



Originally Listed by:  
RE/MAX LA BICHE REALTY

<http://charlynmoore.remax.ca/>

 **REMAX Elite**

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8104 160 Ave NW, Edmonton, AB,  
T5Z 3J8

Phone: 780-406-4000

Fax:

[broker@elitealestate.ca](mailto:broker@elitealestate.ca)

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