



318 15156 Old Trail Rural Lac La Biche County Alberta

\$629,000

Embrace Lakefront Living at Ulliach Beach! This immaculate lakefront home offers the perfect blend of privacy, natural beauty, and year-round comfort in the sought-after Ulliach Beach subdivision, ideally located between Lac La Biche and Plamondon--with paved roads right to your door! This property is hooked up to municipal water and sewer. Set on a 0.45-acre lot and backing onto 5.75 acres of municipal reserve, you'll enjoy a gorgeous sandy beach and direct lake access--shared only with a few neighbors. This is your opportunity to live the lakefront lifestyle with room to relax, entertain, and explore. Inside, you'll find vaulted ceilings, modern finishings, and a spacious open-concept layout. The kitchen is a chef's dream with granite countertops, a built-in double wall oven, induction cooktop, and a large stainless steel fridge. The main floor features 3 bedrooms, a full 4-piece bath, and a luxurious ensuite with double sinks, a jet tub, and a walk-in shower. The full walkout basement is partially finished and ready for your vision--design up to 3 additional bedrooms, a bathroom (roughed-in), in-floor heating (roughed in), and even a space for a potential sauna! Outside, the landscaped yard includes a stone walkway bordered by flower gardens, space for parking, and room to build a garage. There's an easement for boat access and a nearby public boat launch. Located in beautiful Lac La Biche County, you're close to many other lakes, golf, the Bold Center, Sir Winston Churchill Park, and countless year-round events. Whether you're looking for a full-time lakefront home or a luxurious weekend escape, this property delivers exceptional value and lifestyle. Don't miss your chance to own a piece of paradise! (id:6769)

Laundry room 9.08 Ft x 8.33 Ft

Furnace 10.25 Ft x 11.17 Ft

Recreational, Games room 28.67 Ft x 30.92 Ft

3pc Bathroom 4.92 Ft x 7.50 Ft

Other 10.17 Ft x 11.25 Ft

4pc Bathroom 5.00 Ft x 8.08 Ft

Bedroom 10.75 Ft x 11.75 Ft

Bedroom 12.17 Ft x 11.75 Ft

Dining room 14.00 Ft x 7.17 Ft

Kitchen 14.00 Ft x 13.83 Ft

Living room 15.17 Ft x 21.08 Ft

Primary Bedroom 13.00 Ft x 13.83 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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