



## 63303 867 Highway Rural Lac La Biche County Alberta

\$190,000

A well-loved and maintained family YEAR ROUND cottage on .48 acres in Fork Lake Estates. You can enjoy this property all year round or live there permanently if you want! The mobile has been well kept throughout the years with most recent upgrades being a new furnace, shingles 2023, flooring 2023, doors, deck, septic tank/system, and siding. The addition provides extra sleeping space, or a sunroom (it has sliding doors to the deck). The covered 12x32 deck has a new tin roof and water tap run underneath for easy access in the yard. The private yard is ready for you to enjoy with a huge covered gazebo. This will be a great gathering space as it has a central firepit with roof vent, a grill on a pulley system, and for those chilly days, custom tarp sides that can be easily attached. Three other outbuildings: storage shed for the golf cart, wood shed, work shed and an bougie outhouse! The owner has installed alarms on septic tank which is 1650 gallons in size. The cistern is 3000 gallons in size. Fork Lake is a great spot for beach lovers and boaters alike! There is a huge sandy beach which is a short walk from the property...or take the golf cart with all your gear. A boat launch and dock are nearby as well. The Fork Lake Campground is a very short drive away if you need room the for the family reunion! Fork Lake is located two hours north east of Edmonton, 2.5 south east of Fort McMurray and 40 minutes from Lac La Biche. The Rich Lake Store is a short drive away if snack or fuel are needed. This is a great opportunity buy a lake property that's ready to go and priced to sell. (id:6769)

Living room 14.00 Ft x 15.00 Ft

4pc Bathroom 7.33 Ft x 7.00 Ft

Primary Bedroom 9.50 Ft x 11.00 Ft

Eat in kitchen 14.00 Ft x 10.00 Ft

Bedroom 20.00 Ft x 14.00 Ft

Addition 12.00 Ft x 18.00 Ft

Other 12.00 Ft x 32.00 Ft

Listing Presented By:



Originally Listed by:  
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