

\$407,000 - 12465 652 Township, Lac La Biche

MLS® #A2209288

\$407,000

5 Bedroom, 2.00 Bathroom, 1,481 sqft
Residential on 10.01 Acres

Lac La Biche, Lac La Biche, Alberta

Experience country living at its finest in this beautifully renovated 5-bedroom home, offering 2,186 sq ft of thoughtfully updated living space. Rebuilt from the ground up in 2014, this property features a bright and spacious primary bedroom with a walk-in closet, ensuite, and sun-filled south-facing windows. The 4-piece main bath, fully finished basement, and modern upgrades throughout—including a new furnace, hot water tank, plumbing, some electrical, windows, and septic tank—provide peace of mind and contemporary comfort.

Enjoy cooking in the updated kitchen with newer appliances, relax on the large south-facing deck with stunning views, or entertain guests in the serene, private yard surrounded by blooming lilacs. A 1,296 sq ft barn (built in 2020), fenced area, and dugout make this property ideal for hobby farming or livestock.

Located just 15 minutes from Lac La Biche and 12 minutes from Ellinor Lake Resort, with paved road access right to the driveway—this is the perfect blend of rural charm and modern convenience.

Built in 1975

Essential Information

MLS® # A2209288



Price	\$407,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,481
Acres	10.01
Year Built	1975
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Villa
Status	Active

Community Information

Address	12465 652 Township
Subdivision	Lac La Biche
City	Lac La Biche
County	Lac La Biche County
Province	Alberta
Postal Code	T0A2C0

Amenities

Utilities	Electricity Available, Natural Gas Connected, High Speed Internet Available, See Remarks
Parking	Driveway, None, Oversized
# of Garages	10

Interior

Interior Features	Ceiling Fan(s)
Appliances	Dishwasher, Electric Oven, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Fire Pit, Garden, Private Yard
Lot Description	Garden, Landscaped, Lawn, Pasture, Paved, Treed, Farm, Many Trees, Native Plants
Roof	Metal

Construction	Shingle Siding
Foundation	Poured Concrete

Additional Information

Date Listed	April 24th, 2025
Days on Market	4
Zoning	Agricultural

Listing Details

Listing Office	RE/MAX LA BICHE REALTY
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