

# \$599,000 - 65368 Range Road 165, Lac La Biche County

MLS® #A2199314

**\$599,000**

6 Bedroom, 4.00 Bathroom, 2,877 sqft

Residential on 13.49 Acres

NONE, Lac La Biche County, Alberta

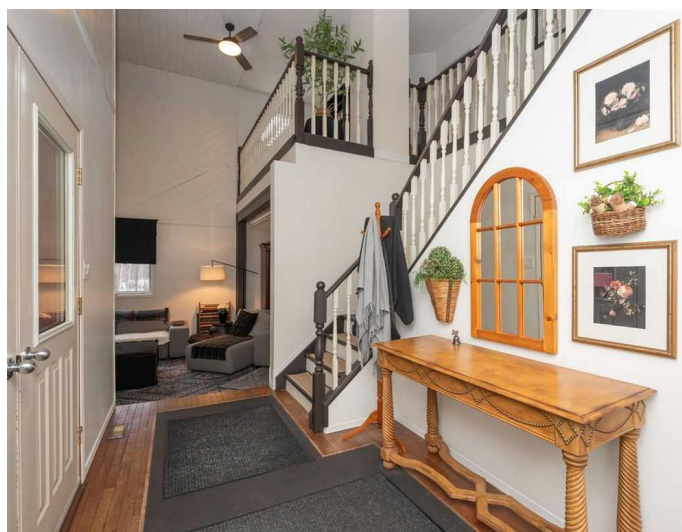
PRICED TO SELL! Exceptional value for your dollar! Over 10 acres with in-law suite and shop - Move-in ready! Multi-generational living capacity perfect for a hobby farm or farmstead. This beautifully updated 6 bedroom, 3.5 bath home features a fully finished double walkout basement with a separate 1 bedroom in-law suite separate from the rec-games room area. The main floor features a large foyer, sunken living room with cathedral ceilings and a wood burning fireplace insert. There is a formal dining room, kitchen with breakfast nook, pantry and south facing composite deck. The main level is completed with a second living room, spare bedroom and 2 piece bath. The spacious master bedroom has its own balcony, 5 piece ensuite, 3 more additional bedrooms and 3 piece bath. Some extras are the 46'x30' shop with four 10'x9' doors on a concrete slab, interior updates include newer furnaces, brand new A/C, washer/dryer, water heater and cistern pump. Centrally located between Plamondon, Boyle and Lac La Biche near lakes and crown land. A rare turn-key opportunity for rural living with space, privacy and versatility.

Built in 1991

## Essential Information

MLS® # A2199314

Price \$599,000



Bedrooms	6
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,877
Acres	13.49
Year Built	1991
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Active

### Community Information

Address	65368 Range Road 165
Subdivision	NONE
City	Lac La Biche County
County	Lac La Biche County
Province	Alberta
Postal Code	T0A0R0

### Amenities

Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	Ceiling Fan(s), Kitchen Island, No Smoking Home
Appliances	Central Air Conditioner, Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Balcony
Lot Description	Landscaped, Lawn, Private

Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	March 4th, 2025
Days on Market	119
Zoning	Agricultural

**Listing Details**

Listing Office	ROYAL LEPAGE COUNTY REALTY
----------------	----------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.