

# \$295,900 - 258, 63303 867 Highway, Lac La Biche County

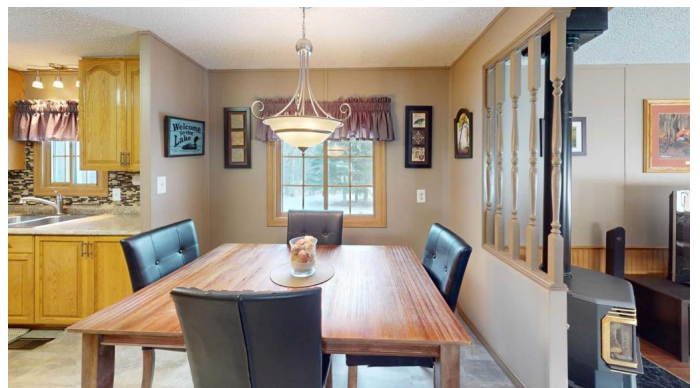
MLS® #A2200460

**\$295,900**

3 Bedroom, 2.00 Bathroom, 1,152 sqft  
Residential on 1.19 Acres

Fork Lake Estates, Lac La Biche County,  
Alberta

Welcome to your new home away from home...or permanent residence in the quaint cottage community of Fork Lake Estates. The 1152 sqft 3 bedroom, 2 bathroom mobile home has been extensively upgraded, well maintained, and is all set up for year-round enjoyment! An open main living area includes solid oak cabinets and island in the kitchen, spacious dining room and cozy sunken living room (15x15) with a gas stove! Plenty of room for guests in the two extra bedrooms and a large master suite includes a three piece bathroom. Added amenities inside include the newer washer and dryer. Sellers may also consider cabin furnishings! Outside you will enjoy the 40' covered deck with sunken hot tub and gas bbq hookup. Adding to the value of this amazing property are 2 garages: one is heated with stand up freezer, refrigerator and an air compressor. Enjoy the huge wired gazebo for a fire year-round! The property consists of two titled lots and all the landscaping, gardens, fruit trees and shrubs with privacy on three sides including municipal reserve behind. Over an acre of land with room for an extra RV or 2, or 3...! Just take a short walk and you're at the white-sandy beach or boat launch out to the open waters enjoying great fishing for pike and perch. Fork Lake Estates is located 98 km west of Cold Lake, 2.5 hour drive NE of Edmonton, as well



as 2.5 hours NW from Lloydminster. If this is lake life, just bring yourself as everything else is here!

Built in 1992

### **Essential Information**

MLS® #	A2200460
Price	\$295,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,152
Acres	1.19
Year Built	1992
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Single Wide Mobile Home
Status	Active

### **Community Information**

Address	258, 63303 867 Highway
Subdivision	Fork Lake Estates
City	Lac La Biche County
County	Lac La Biche County
Province	Alberta
Postal Code	T0A2C0

### **Amenities**

Parking Spaces	10
Parking	Double Garage Detached, Off Street, Parking Pad, RV Access/Parking, RV Garage
# of Garages	4

### **Interior**

Interior Features	Ceiling Fan(s)
Appliances	Dryer, Garage Control(s), Microwave, Refrigerator, Washer, Window Coverings, Electric Range, Freezer
Heating	Forced Air, Natural Gas, Fireplace(s)

Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Basement	None

### **Exterior**

Exterior Features	BBQ gas line, Private Yard, Storage, Fire Pit, Garden, Rain Gutters, RV Hookup
Lot Description	Backs on to Park/Green Space, Few Trees, Lawn, Brush, Cleared, Corner Lot, Environmental Reserve, Fruit Trees/Shrub(s), Gazebo, Lake, Level, See Remarks, Subdivided, Views
Roof	Metal
Construction	Mixed
Foundation	Block

### **Additional Information**

Date Listed	March 8th, 2025
Days on Market	50
Zoning	CR

### **Listing Details**

Listing Office	People 1st Realty
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