

# **\$209,000 - 174 63303 Hwy 867, Rural Lac La Biche County**

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MLS® #E4447555

**\$209,000**

3 Bedroom, 1.00 Bathroom, 1,312 sqft

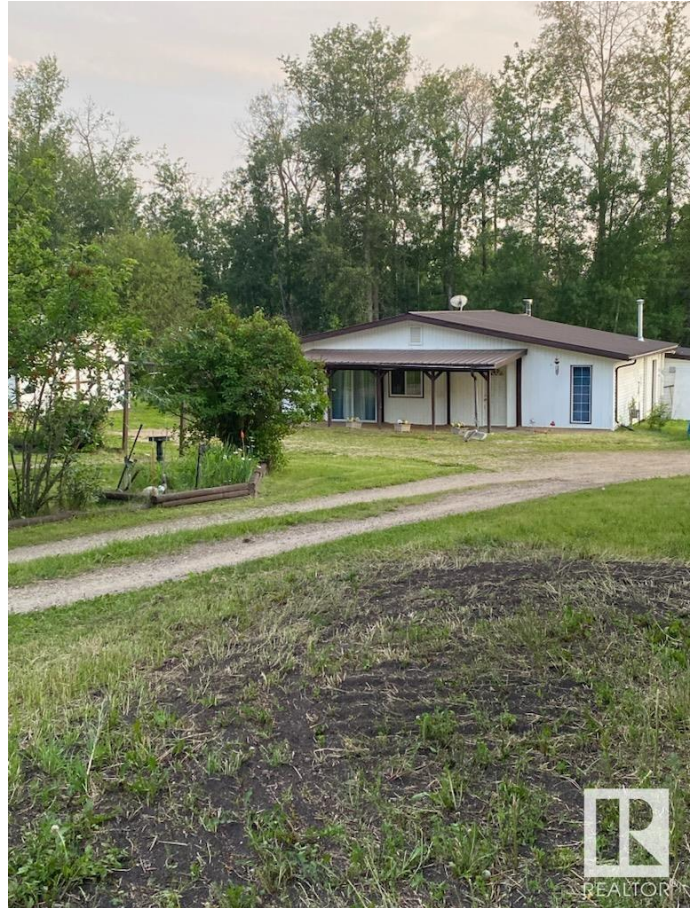
Rural on 0.64 Acres

Fork Lake Estates, Rural Lac La Biche County,  
AB

Enjoy LIFE AT THE LAKE in this spacious 1312 sq.ft. ALL-SEASON HOME on 0.64 acres in FORK LAKE ESTATES, situated between Lac La Biche and St. Paul just off Hwy 55. Fork Lake is famous for fishing, boating and all water sports with a municipal campground very close to this property. This 1991 bungalow, all on one level, includes 3 bedrooms plus den (or 4th bedroom), 1 bath, large sunken living room with wood stove, dining area with built-in bench, utility, laundry and ample storage throughout. The home features a warm wood interior and complements the outdoor greenery that includes apple trees, rock walk-way, perennial flower beds, garden area and lilacs. This property is fully serviced with natural gas, power, 2200 gal cistern and a septic field system. The 20 x 40' shop includes a gravelled storage area and a work shop with insulated walls and wood floor. The many upgrades include furnace (2011), metal roof (all), vinyl windows, fridge/stove & much more. Affordable property that you don't want to miss!

Built in 1991

## **Essential Information**



MLS® #	E4447555
Price	\$209,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,312
Acres	0.64
Year Built	1991
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	174 63303 Hwy 867
Area	Rural Lac La Biche County
Subdivision	Fork Lake Estates
City	Rural Lac La Biche County
County	ALBERTA
Province	AB
Postal Code	T0A 2C0

### **Amenities**

Features	Hot Water Natural Gas, Lake Privileges, No Smoking Home, Vinyl Windows, Workshop
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### **Interior**

Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Stories	1
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood
Exterior Features	Boating, Environmental Reserve, Fruit Trees/Shrubs, Treed Lot, See Remarks
Lot Description	159' x 215' x 110' x 210'
Construction	Wood

Foundation                      Piling

**Additional Information**

Date Listed                      July 12th, 2025

Days on Market                8

Zoning                            Zone 60



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Listing information last updated on July 19th, 2025 at 10:32pm MDT