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

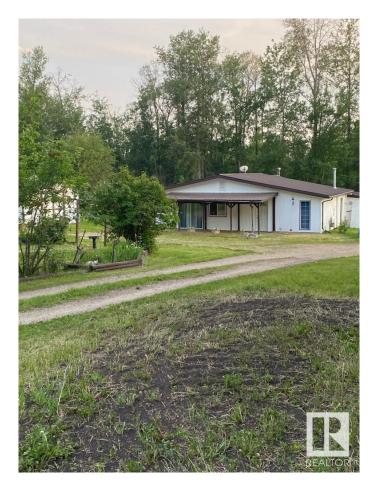
MLS® #E4447555

## \$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

Lease Rate \$49
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

### 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 112

Zoning Zone 60



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Listing information last updated on November 1st, 2025 at 5:17am MDT