

# \$775,000 - 217, 14579 Twp Rd 690, Lac La Biche County

MLS® #A2116517

**\$775,000**

4 Bedroom, 3.00 Bathroom, 1,735 sqft

Residential on 0.50 Acres

NONE, Lac La Biche County, Alberta

Executive lakefront home at Blais resort! This 4 bedroom, 3 bathroom home is exquisitely finished on all 3 levels and has everything you possibly would want. Starting with the outside, the home faces south and has full exposure to the lake through the floor to ceiling windows and the 26 ft deck overlooking the water. There is a double heated garage (28x32), plus another fully insulated cold storage shed (16x24), and a heated and insulated 12x14 bunkie for sleeping.

Inside the home you will find two generous bedrooms on the main floor, the primary bedroom, ensuite, walk in closet and office on the second floor, and in the fully finished basement a wet bar, exercise area, TV area, mechanical room, another bedroom a full bathroom and a walkout basement to a covered and screened in porch. No expense was spared when building this home, it has continuous metal roofing, hardyboard siding, triple pane windows, ICF block basement with infloor heating, a tankless water system, an efficient heat exchange system, central A/C and spray foam insulation in ALL the walls and ceilings.

As you will see in the 3-D tour and photoâ€™s this home is finished with hardwood flooring, granite counter tops, custom tilework in the kitchen and bathrooms, high end appliances, a gas fireplace with stone mantel, an electric fireplace in the primary bedroom, classic décor throughout and unobstructed view of the lake. This home was designed and built



by the original owners and is now looking for another family to love it as much as they have.

Built in 2017

### Essential Information

MLS® #	A2116517
Price	\$775,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,735
Acres	0.50
Year Built	2017
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, A-Frame
Status	Active

### Community Information

Address	217, 14579 Twp Rd 690
Subdivision	NONE
City	Lac La Biche County
County	Lac La Biche County
Province	Alberta
Postal Code	T0A 2C0

### Amenities

Utilities	Electricity Connected
Parking Spaces	10
Parking	Double Garage Detached, Gravel Driveway
# of Garages	2
Is Waterfront	Yes
Waterfront	Lake Front

### Interior

Interior Features	Pantry, Vinyl Windows, Ceiling Fan(s), Closet Organizers, Crown Molding, Granite Counters, High Ceilings, Kitchen Island, Master Downstairs, No Smoking Home, Open Floorplan, See Remarks, Soaking
-------------------	--

	Tub, Suspended Ceiling, Tankless Hot Water, Wet Bar, Walk-In Closet(s), WaterSense Fixture(s)
Appliances	Dishwasher, Freezer, Refrigerator, Trash Compactor, Washer/Dryer, Bar Fridge, Gas Range, Microwave, Range Hood, Tankless Water Heater, Washer/Dryer Stacked
Heating	Floor Furnace, In Floor, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Electric, Family Room, Gas, Glass Doors, Outside, Recreation Room
Has Basement	Yes
Basement	Full, Finished

## Exterior

Exterior Features	Private Yard, Rain Barrel/Cistern(s)
Lot Description	Lake, See Remarks, Waterfront
Roof	Metal
Construction	Cement Fiber Board, ICFs (Insulated Concrete Forms), Wood Frame
Foundation	ICF Block

## Additional Information

Date Listed	March 19th, 2024
Days on Market	396
Zoning	Country Residential

## Listing Details

Listing Office	PEOPLE 1st 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.