

# \$415,000 - 67425 Mission Road, Lac La Biche

MLS® #A2222410

**\$415,000**

7 Bedroom, 4.00 Bathroom, 2,889 sqft

Residential on 0.48 Acres

Lac La Biche, Lac La Biche, Alberta

Beautiful Lake View Property!!!!!! Looking for a great property with an exceptional view, look no further! Property features municipal services just minutes from Lac La Biche, with a full rental suite on .48 acres. Main floor of the home you will enjoy a large kitchen dining area, living room, large primary bedroom with en-suite, laundry room and bathroom! The loft above you will find 2 bedrooms, 1 bath with a sitting area overlooking the stairwell.

Downstairs also includes a kitchen/dining area, 4 bedrooms plus full bath and laundry room, and private entrance, which can easily bring in additional revenue! Home is close to Mission Historical Site, boat launch, and Mission Beach for all your outdoor adventures at the lake! The views from the property are amazing, watch the sunset in the evening while enjoying your favorite beverage, and enjoy the relaxation, peace and serenity the lake view offers! Book a viewing to see for yourself, the location alone is worth it!

Built in 1996

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2222410  |
| Price      | \$415,000 |
| Bedrooms   | 7         |
| Bathrooms  | 4.00      |
| Full Baths | 3         |
| Half Baths | 1         |



|                |                                           |
|----------------|-------------------------------------------|
| Square Footage | 2,889                                     |
| Acres          | 0.48                                      |
| Year Built     | 1996                                      |
| Type           | Residential                               |
| Sub-Type       | Detached                                  |
| Style          | 1 and Half Storey, Acreage with Residence |
| Status         | Active                                    |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 67425 Mission Road  |
| Subdivision | Lac La Biche        |
| City        | Lac La Biche        |
| County      | Lac La Biche County |
| Province    | Alberta             |
| Postal Code | T0A2C0              |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 6                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                 |
|-------------------|-----------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), French Door, Open Floorplan, Vaulted Ceiling(s) |
| Appliances        | Dishwasher, Refrigerator, Stove(s), Washer/Dryer                |
| Heating           | Boiler, Hot Water                                               |
| Cooling           | None                                                            |
| Has Basement      | Yes                                                             |
| Basement          | Finished, Full                                                  |

### Exterior

|                   |                                           |
|-------------------|-------------------------------------------|
| Exterior Features | Fire Pit, Private Entrance, Private Yard  |
| Lot Description   | Cleared, Low Maintenance Landscape, Views |
| Roof              | Asphalt Shingle                           |
| Construction      | Brick, Vinyl Siding, Wood Frame           |
| Foundation        | Poured Concrete                           |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 18th, 2025 |
| Days on Market | 54             |

Zoning

Agriculture-Improved Resi

## Listing Details

Listing Office

RE/MAX LA BICHE REALTY

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