

# \$669,000 - 326, 15156 Old Trail, Lac La Biche County

MLS® #A2240505

**\$669,000**

4 Bedroom, 2.00 Bathroom, 1,286 sqft

Residential on 0.46 Acres

Ulliac Beach, Lac La Biche County, Alberta

Welcome to your serene lakeside retreat on Ulliac Beach, Lac La Biche. This stunning, custom-built cabin was lovingly crafted by the original owners, showcasing hand-picked details, soaring vaulted ceilings, warm pine accents, and striking floor-to-ceiling windows with breathtaking lake views. The main floor offers a primary bedroom, 4-piece bath, and a gourmet kitchen with hickory cabinets and a Viking gas range, anchored by a grand wood-burning stone fireplace. Upstairs features two spacious bedrooms and a loft, while the walkout basement includes a rec room with acid etched concrete floors, another bedroom, and 3-piece bath. Enjoy year-round access, wired sound throughout, and an oversized heated garage with shelving, workbench, and toilet. Relax on the stamped concrete patio with firepit overlooking the grassy common area, white sandy beach, and waters renowned for excellent fishing. Pavement to the property completes this perfect family-friendly getaway with a welcoming community.

Built in 2009

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2240505  |
| Price     | \$669,000 |
| Bedrooms  | 4         |
| Bathrooms | 2.00      |



|                |                   |
|----------------|-------------------|
| Full Baths     | 2                 |
| Square Footage | 1,286             |
| Acres          | 0.46              |
| Year Built     | 2009              |
| Type           | Residential       |
| Sub-Type       | Detached          |
| Style          | 1 and Half Storey |
| Status         | Active            |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 326, 15156 Old Trail |
| Subdivision | Ulliac Beach         |
| City        | Lac La Biche County  |
| County      | Lac La Biche County  |
| Province    | Alberta              |
| Postal Code | T0A 2C2              |

### Amenities

|                |                                                  |
|----------------|--------------------------------------------------|
| Parking Spaces | 4                                                |
| Parking        | Double Garage Detached, Heated Garage, Oversized |
| # of Garages   | 2                                                |
| Is Waterfront  | Yes                                              |
| Waterfront     | Beach Access, Lake Front                         |

### Interior

|                   |                                                                                                                                    |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Natural Woodwork, Open Floorplan, Vaulted Ceiling(s), Wired for Sound                                               |
| Appliances        | Dishwasher, Freezer, Garage Control(s), Gas Stove, Microwave Hood Fan, Refrigerator, See Remarks, Washer/Dryer Stacked, Garburator |
| Heating           | Forced Air, Natural Gas                                                                                                            |
| Cooling           | None                                                                                                                               |
| Fireplace         | Yes                                                                                                                                |
| # of Fireplaces   | 1                                                                                                                                  |
| Fireplaces        | Mantle, Wood Burning, Great Room, Heatilator, Masonry                                                                              |
| Has Basement      | Yes                                                                                                                                |
| Basement          | Finished, Full, Walk-Out                                                                                                           |

### Exterior

|                   |                        |
|-------------------|------------------------|
| Exterior Features | BBQ gas line, Fire Pit |
|-------------------|------------------------|

|                 |                                            |
|-----------------|--------------------------------------------|
| Lot Description | Lake, Rectangular Lot, Waterfront          |
| Roof            | Metal                                      |
| Construction    | Stone, Wood Frame, Cedar, Composite Siding |
| Foundation      | ICF Block                                  |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 16th, 2025 |
| Days on Market | 30              |
| Zoning         | Residential     |

**Listing Details**

|                |                    |
|----------------|--------------------|
| Listing Office | Century 21 Masters |
|----------------|--------------------|

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