

# \$265,000 - 253, 63303 867 Highway, Lac La Biche County

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MLS® #A2250134

**\$265,000**

2 Bedroom, 1.00 Bathroom, 914 sqft  
Residential on 0.82 Acres

Fork Lake Estates, Lac La Biche County,  
Alberta

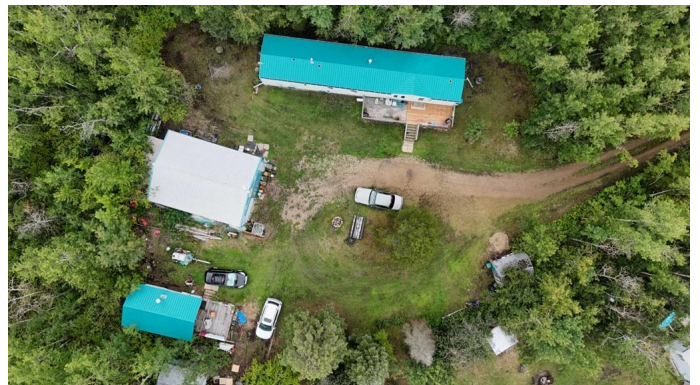
Welcome to Beautiful Fork Lake Estates! This private, gated property offers year-round living or the perfect weekend getaway. Situated near the scenic fork-shaped Fork Lake—renowned for its Jumbo Yellow Perch fishing—this well-kept 2000 manufactured home features 2 bedrooms, 1 full bath, updated flooring, new windows, and a newer hot water tank. Stay cozy year-round with an updated furnace and enjoy peace of mind with durable metal siding and a new metal roof on both the home and cabin.

Step outside to a spacious 34x8 west-facing deck, ideal for relaxing and entertaining. A charming open-concept cabin with woodstove adds extra space for guests or quiet retreats. The 30x24 shop is heated with a woodstove—perfect for projects, storage, or hobbies.

Utilities include a 2200-gallon cistern and a 2200-gallon septic system, making it ready for full-time living. Whether you're looking for a serene escape or a low-maintenance permanent home, this property has it all!

Built in 2000

## Essential Information



|                |              |
|----------------|--------------|
| MLS® #         | A2250134     |
| Price          | \$265,000    |
| Bedrooms       | 2            |
| Bathrooms      | 1.00         |
| Full Baths     | 1            |
| Square Footage | 914          |
| Acres          | 0.82         |
| Year Built     | 2000         |
| Type           | Residential  |
| Sub-Type       | Detached     |
| Style          | Modular Home |
| Status         | Active       |

### **Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 253, 63303 867 Highway |
| Subdivision | Fork Lake Estates      |
| City        | Lac La Biche County    |
| County      | Lac La Biche County    |
| Province    | Alberta                |
| Postal Code | T0A1S1                 |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Utilities      | Natural Gas Connected  |
| Parking Spaces | 10                     |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### **Interior**

|                   |                                            |
|-------------------|--------------------------------------------|
| Interior Features | Ceiling Fan(s), Low Flow Plumbing Fixtures |
| Appliances        | Dishwasher                                 |
| Heating           | Forced Air                                 |
| Cooling           | None                                       |
| Fireplace         | Yes                                        |
| # of Fireplaces   | 2                                          |
| Fireplaces        | Wood Burning                               |
| Basement          | None                                       |

### **Exterior**

|                   |                                                  |
|-------------------|--------------------------------------------------|
| Exterior Features | Fire Pit, Garden, Private Entrance, Private Yard |
|-------------------|--------------------------------------------------|

|                 |                                                                                                                               |
|-----------------|-------------------------------------------------------------------------------------------------------------------------------|
| Lot Description | Back Yard, Front Yard, Fruit Trees/Shrub(s), Garden, Irregular Lot, Lake, Native Plants, No Neighbours Behind, Pie Shaped Lot |
| Roof            | Metal                                                                                                                         |
| Construction    | Metal Siding, Mixed, Metal Frame                                                                                              |
| Foundation      | Block                                                                                                                         |

### **Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | August 21st, 2025   |
| Days on Market | 76                  |
| Zoning         | COUNTRY RESIDENTIAL |

### **Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | RE/MAX LA BICHE REALTY |
|----------------|------------------------|

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