

**122, 15249 Twp Rd 665 A
Rural Lac La Biche County, Alberta**

MLS # A2190743



\$269,900

Division:	Missawawi Lake Estate		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,270 sq.ft.	Age:	1988 (38 yrs old)
Beds:	2	Baths:	1
Garage:	Double Garage Detached, Parking Pad		
Lot Size:	0.80 Acre		
Lot Feat:	Back Yard, Irregular Lot, Lawn, Level, Many Trees		

Heating:	Fireplace(s), Forced Air	Water:	Cistern
Floors:	Vinyl	Sewer:	Holding Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Composite Siding	Zoning:	COUNTRY RESIDENTIAL
Foundation:	Piling(s)	Utilities:	Electricity Paid For, Natural Gas Connected
Features:	No Animal Home, No Smoking Home		

Inclusions: Window Coverings, Woodstove

Nestled in Missawawi Estates Phase 2, this 1,270 sq. ft. home sits on a 0.8-acre lot, offering a peaceful retreat just over 10 minutes from Lac La Biche. Built in 1988, this home features a cozy woodstove, large entrance / sitting room, large master bedroom, upgrades including a new high efficiency furnace, new tankless hot water on demand and a two-door detached garage, making it a great fit for those looking to downsize or enjoy quiet living close to town. You'll love the large yard with garden and mature trees for added privacy and giving you the feeling of being in your own private park. With no basement, this home provides convenient, low-maintenance living in a peaceful subdivision.