

**63146 Hwy 867  
Rural Lac La Biche County, Alberta**

**MLS # A2206721**

**\$130,000**



<b>Division:</b>	NONE	
<b>Type:</b>	Residential/Manufactured House	
<b>Style:</b>	Acreage with Residence, Mobile Home-Double Wide	
<b>Size:</b>	1,320 sq.ft.	<b>Age:</b> 1982 (44 yrs old)
<b>Beds:</b>	2	<b>Baths:</b> 2
<b>Garage:</b>	Single Garage Detached	
<b>Lot Size:</b>	2.99 Acres	
<b>Lot Feat:</b>	Creek/River/Stream/Pond, Fruit Trees/Shrub(s), Landscaped, Lawn, Many Trees	
<b>Heating:</b>	Forced Air	
<b>Floors:</b>	Carpet, Laminate	
<b>Roof:</b>	Asphalt Shingle	
<b>Basement:</b>	Other	
<b>Exterior:</b>	Aluminum Siding	
<b>Foundation:</b>	Poured Concrete	
<b>Features:</b>	See Remarks	
<b>Inclusions:</b>	Shed, Green House, Chicken Coop	

Private Acreage in the Fork Lake Area! With some elbow grease and a few projects this property has loads of potential. The 1982 mobile with a large 12x30 addition, has 2 bedrooms, 1 bath sits on a full basement with concrete walls that houses the salt water softener system for the bored well. The 2.99 acre gated, fenced yard is truly stunning! With mature spruce, apple, cherry, plum and choke cherry trees all over looking a large pond that is very active with water fowl. Also included with the property is a 12x24 garage, shed, salvageable chicken coop and green house. Located only 2 minutes from the popular sandy beaches of Fork Lake Lac La Biche 40 minutes St. Paul 40 Minutes, Rich Lake Convenience Store 10 minutes. This property is a fixer upper, but the yard is WOW! Would make a great recreational or full time residence! Call to view today!