

# \$775,000 - 217, 14579 Twp Rd 690, Lac La Biche County

MLS® #A2116517

**\$775,000**

4 Bedroom, 3.00 Bathroom, 1,735 sqft

Residential on 0.50 Acres

NONE, Lac La Biche County, Alberta

Executive lakefront home at Blais resort! This 4 bedroom, 3 bathroom home is exquisitely finished on all 3 levels and has everything you possibly would want. Starting with the outside, the home faces south and has full exposure to the lake through the floor to ceiling windows and the 26 ft deck overlooking the water. There is a double heated garage (28x32), plus another fully insulated cold storage shed (16x24), and a heated and insulated 12x14 bunkie for sleeping.

Inside the home you will find two generous bedrooms on the main floor, the primary bedroom, ensuite, walk in closet and office on the second floor, and in the fully finished basement a wet bar, exercise area, TV area, mechanical room, another bedroom a full bathroom and a walkout basement to a covered and screened in porch.

No expense was spared when building this home, it has continuous metal roofing, hardyboard siding, triple pane windows, ICF block basement with infloor heating, a tankless water system, an efficient heat exchange system, central A/C and spray foam insulation in ALL the walls and ceilings.

As you will see in the 3-D tour and photoâ€™s this home is finished with hardwood flooring, granite counter tops, custom tilework in the kitchen and bathrooms, high end appliances, a gas fireplace with stone mantel, an electric fireplace in the primary bedroom, classic décor throughout and unobstructed view of the lake. This home was designed and built



by the original owners and is now looking for another family to love it as much as they have.

Built in 2017

### Essential Information

|                |                                 |
|----------------|---------------------------------|
| MLS® #         | A2116517                        |
| Price          | \$775,000                       |
| Bedrooms       | 4                               |
| Bathrooms      | 3.00                            |
| Full Baths     | 3                               |
| Square Footage | 1,735                           |
| Acres          | 0.50                            |
| Year Built     | 2017                            |
| Type           | Residential                     |
| Sub-Type       | Detached                        |
| Style          | Acreage with Residence, A-Frame |
| Status         | Active                          |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 217, 14579 Twp Rd 690 |
| Subdivision | NONE                  |
| City        | Lac La Biche County   |
| County      | Lac La Biche County   |
| Province    | Alberta               |
| Postal Code | T0A 2C0               |

### Amenities

|                |   |
|----------------|---|
| Utilities      | Electricity Connected                   |
| Parking Spaces | 10                                      |
| Parking        | Double Garage Detached, Gravel Driveway |
| # of Garages   | 2                                       |
| Is Waterfront  | Yes                                     |
| Waterfront     | Lake Front                              |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Pantry, Vinyl Windows, Ceiling Fan(s), Closet Organizers, Crown Molding, Granite Counters, High Ceilings, Kitchen Island, Master Downstairs, No Smoking Home, Open Floorplan, See Remarks, Soaking |
|-------------------|--|

|                 |   |
|-----------------|---|
|                 | Tub, Suspended Ceiling, Tankless Hot Water, Wet Bar, Walk-In Closet(s), WaterSense Fixture(s)   |
| Appliances      | Dishwasher, Freezer, Refrigerator, Trash Compactor, Washer/Dryer, Bar Fridge, Gas Range, Microwave, Range Hood, Tankless Water Heater, Washer/Dryer Stacked |
| Heating         | Floor Furnace, In Floor, Natural Gas  |
| Cooling         | Central Air   |
| Fireplace       | Yes   |
| # of Fireplaces | 2   |
| Fireplaces      | Electric, Family Room, Gas, Glass Doors, Outside, Recreation Room   |
| Has Basement    | Yes   |
| Basement        | Full, Finished  |

## Exterior

|                   |   |
|-------------------|---|
| Exterior Features | Private Yard, Rain Barrel/Cistern(s)                            |
| Lot Description   | Lake, See Remarks, Waterfront                                   |
| Roof              | Metal   |
| Construction      | Cement Fiber Board, ICFs (Insulated Concrete Forms), Wood Frame |
| Foundation        | ICF Block   |

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | March 19th, 2024    |
| Days on Market | 405                 |
| Zoning         | Country Residential |

## Listing Details

|                |                   |
|----------------|-------------------|
| Listing Office | PEOPLE 1st REALTY |
|----------------|-------------------|

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