

# \$639,000 - 613 & 617 Golden Bay Crescent, Lac La Biche

MLS® #A2201554

**\$639,000**

2 Bedroom, 3.00 Bathroom, 912 sqft  
Residential on 1.61 Acres

NONE, Lac La Biche, Alberta

This stunning 1.6-acre lakefront property offers breathtaking views of Lac La Biche Lake, making it an ideal spot to live or unwind with friends. The home boasts high-end finishes, including granite countertops, premium stainless steel appliances, Kitchen Craft cabinets, engineered hardwood floors, a steam shower, and a walk-out basement. Two covered decks provide spectacular views of the lake.

Located in the Golden Sands subdivision, the property is 2.5 hours south of Fort McMurray and 3 hours north of Edmonton. Built to the highest standards, this home features a glued and screwed subfloor, 9' ceilings throughout, an ICF block basement, in-floor heating with four zones, a heatilator fireplace, triple-glazed windows, 35-year shingles, and 220 wiring to a 40' sea-can. Additionally, there is another 20' sea-can, a shed, outdoor wiring for a hot tub, and a geotechnical report available. This listing includes two titled lots, offering the potential to sell one or use it for parking a friend's RV for weekend visits. Enjoy the beauty of sunsets and the tranquility of this exceptional home for years to come.

Built in 2011

## Essential Information

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Price	\$639,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	912
Acres	1.61
Year Built	2011
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### Community Information

Address	613 & 617 Golden Bay Crescent
Subdivision	NONE
City	Lac La Biche
County	Lac La Biche County
Province	Alberta
Postal Code	T0A 2C1

### Amenities

Parking Spaces	8
Parking	None, Off Street, Gravel Driveway
Is Waterfront	Yes
Waterfront	Beach Front

### Interior

Interior Features	Ceiling Fan(s), Kitchen Island, Open Floorplan
Appliances	Dishwasher, Gas Cooktop, Microwave, Oven-Built-In, Refrigerator, Washer/Dryer
Heating	In Floor, Natural Gas, Zoned, Floor Furnace
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Masonry, Wood Burning, Heatilator
Has Basement	Yes
Basement	Finished, Full, Walk-Out

### Exterior

Exterior Features	Covered Courtyard, RV Hookup
Lot Description	See Remarks, Treed, Views, Sloped, Waterfront
Roof	Asphalt
Construction	Concrete, Vinyl Siding, Wood Frame, ICFs (Insulated Concrete Forms)
Foundation	ICF Block

### **Additional Information**

Date Listed	March 11th, 2025
Days on Market	2
Zoning	CR

### **Listing Details**

Listing Office	People 1st Realty
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