

# \$250,000 - 267 13221 Township, Lac La Biche County

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MLS® #A2159848

## \$250,000

3 Bedroom, 1.00 Bathroom, 1,018 sqft  
Residential on 0.45 Acres

Golden Sands, Lac La Biche County, Alberta

Experience Lakeside Living in Golden Sands  
Discover your perfect retreat in the tranquil lakeside subdivision of Golden Sands! This charming 3-bedroom, 1-bathroom mobile home offers a cozy escape in the quiet subdivision located on the serene shores of Lac La Biche Lake.

Golden Sands is a dream destination for outdoor enthusiasts, boasting two boat launches and sandy beaches, ideal for water sports, fishing, or simply soaking in the breathtaking lake views.

The home itself is move-in ready and fully furnished—right down to the forks, knives, and even Starlink internet! Enjoy your deck year-round, included with your purchase a BBQ, Smoker & patio furniture! The thoughtfully designed layout provides a warm and inviting space, perfect for a small family, retirees, or those seeking a weekend getaway. This half acre property offers the ultimate combination of comfort and natural beauty. Whether you're planning to settle in full-time or enjoy it as a vacation retreat, this home delivers the serenity and convenience you're looking for. Don't miss out—call today to schedule your private viewing!

Built in 2002

## Essential Information



|                |                                |
|----------------|--------------------------------|
| MLS® #         | A2159848                       |
| Price          | \$250,000                      |
| Bedrooms       | 3                              |
| Bathrooms      | 1.00                           |
| Full Baths     | 1                              |
| Square Footage | 1,018                          |
| Acres          | 0.45                           |
| Year Built     | 2002                           |
| Type           | Residential                    |
| Sub-Type       | Detached                       |
| Style          | Acreage with Residence, Mobile |
| Status         | Active                         |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 267 13221 Township  |
| Subdivision | Golden Sands        |
| City        | Lac La Biche County |
| County      | Lac La Biche County |
| Province    | Alberta             |
| Postal Code | T0A 2C1             |

### Amenities

|         |            |
|---------|------------|
| Parking | Off Street |
|---------|------------|

### Interior

|                   |                                                          |
|-------------------|----------------------------------------------------------|
| Interior Features | High Ceilings, Open Floorplan                            |
| Appliances        | Dryer, Freezer, Microwave Hood Fan, Refrigerator, Washer |
| Heating           | Forced Air, Propane                                      |
| Cooling           | Partial                                                  |
| Basement          | None                                                     |

### Exterior

|                   |                        |
|-------------------|------------------------|
| Exterior Features | Barbecue, Private Yard |
| Lot Description   | Cleared                |
| Roof              | Metal                  |
| Construction      | Mixed                  |
| Foundation        | Block                  |

### Additional Information

|                        |                        |
|------------------------|------------------------|
| Date Listed            | August 22nd, 2024      |
| Days on Market         | 413                    |
| Zoning                 | country residential    |
| <b>Listing Details</b> |                        |
| Listing Office         | RE/MAX LA BICHE REALTY |



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