

# **\$578,500 - 314 13221 Twp Rd 680, Lac La Biche**

MLS® #A2236696

**\$578,500**

4 Bedroom, 3.00 Bathroom, 1,633 sqft

Residential on 0.94 Acres

Lac La Biche, Lac La Biche, Alberta

LAKEFRONT!! Welcome to 314 Lake Drive in Lac La Biche located in the Golden Sands Subdivision; This stunning custom built timber frame home is absolutely stunning!! The views are also as equally tremendous, as this westerly facing home captures the world class sunsets throughout the year! (thus the subdivision name GOLDEN SANDS) This property gives you beautiful lake front access to the beach, your boat and more year round. As you enter the .940 property from the road you have ample parking for many cars and guests and two power 220 Volt RV's hook ups to use as well. Following the driveway through the trees you will arrive at the concrete parking pad at the rear of the home and 12x16 shed/shop. Before we go inside lets walk down the concrete walkway that leads you to the lower level patio area with outdoor shower, Hot Tub & separate entrance into the home at the walk-out level. Further down the path you'll find the very private firepit area all concrete aggregate surrounded by towering trees; just down from that you'll find the beach front patio deck & sandy beach where the real fun begins! Now inside you have 5 star luxurious living to be enjoyed by all that has been designed to maximize the view & entertainment possibilities! You have 9ft plus ceiling heights + all open to the peak, Central AC, 4 bedrooms, 3 baths, top of the line appliances, large kitchen with massive island for entertaining (quartz counter tops), large pantry, large dining area with access to the



large front & side decks (BBQ area) and front living room that is all open to the main floor. Main floor also includes the first guest room & large rear foyer area. Up to the 2 second level you'll find the Family/loft/lounge area with all full lake views through the wall of windows in front of you, all open to the main level to relax and read a book or watch a movie + you have Primary bedroom with ceilings vaulting to the peak & walk in closet and massive ensuite with his/her sink and walk-in shower! In the lower level you'll find the clever design of a mud room area to entry into after being on the beach/lake for the day. You also have the ultimate hangout for the gang in the large rec room area. You also will find 2 more of the bedrooms & large bathroom, laundry/utility room! This home is truly stunning; and I truly don't have enough space here to tell you all about it; the photos say it all! And you must see it to truly enjoy this Lakefront home & property!

Built in 2009

### **Essential Information**

MLS® #	A2236696
Price	\$578,500
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,633
Acres	0.94
Year Built	2009
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey, Acreage with Residence
Status	Active

### **Community Information**

Address	314 13221 Twp Rd 680
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Subdivision	Lac La Biche
City	Lac La Biche
County	Lac La Biche County
Province	Alberta
Postal Code	T0A2C1

### Amenities

Parking	Additional Parking, Concrete Driveway, Parking Pad, Boat, Gated, Gravel Driveway, RV Access/Parking
Is Waterfront	Yes
Waterfront	Beach Access, Beach Front, Lake, Lake Front, Waterfront

### Interior

Interior Features	Beamed Ceilings, Breakfast Bar, Built-in Features, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Induction Cooktop, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Walk-Out

### Exterior

Exterior Features	BBQ gas line, Lighting, Private Entrance, Private Yard, Storage, Barbecue, Boat Slip
Lot Description	Lake, Landscaped, Lawn, Many Trees, Private
Roof	Asphalt
Construction	See Remarks
Foundation	ICF Block, Poured Concrete

### Additional Information

Date Listed	July 3rd, 2025
Days on Market	2
Zoning	COUNTRY RESIDENTIAL

### Listing Details

Listing Office	COLDWELL BANKER UNITED
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