

# **\$759,900 - 117, 67417 Mcgrane Road, Lac La Biche**

MLS® #A2190556

**\$759,900**

7 Bedroom, 4.00 Bathroom, 2,551 sqft

Residential on 2.55 Acres

Lac La Biche, Lac La Biche, Alberta

EXQUISITE custom built and beautifully maintained 2,551 sq. ft. LUXURIOUS country home in a quiet serene alluring setting wrapped in Colorado blue spruce trees for privacy and natural beauty. Located in Mission Village Phase I which has MUNICIPAL WATER & SEWER and is only minutes from Lac La Biche. Gorgeous OPEN FLOOR PLAN offers a total of 7 BEDROOMS, HARDWOOD FLOORS, an EXCEPTIONAL GOURMET KITCHEN with GRANITE COUNTERTOPS, new VENTED COOKTOP, DOUBLE OVEN, large island with PREP SINK and CORNER PANTRY. Extensive great room with WOOD BURNING FIREPLACE and CUSTOM CABINETRY as well as the entertaining sized dining area which leads to a large BRAND NEW TIERED DECK that is wired for a hot tub and has a gas line for the BBQ. Spacious primary bedroom with a beautiful 5 PIECE JACUZZI ENSUITE with barn door and HUGE WALK-IN CLOSET. There is a total of 4 bedrooms and 3 full bathrooms on the main level. PROFESSION BASEMENT DEVELOPMENT offers a SEPARATE ENTRANCE from the garage, SECOND KITCHEN, 3 additional bedrooms, spacious 3 piece bathroom, games room/family room with a gorgeous CULTURED STONE wet bar and gas fireplace as well as a SECOND LAUNDRY ROOM. This home offers loads of storage space. RECENT UPGRADES INCLUDE: boiler upgrade, rear deck and Kitchen Aid down draft cook top in 2024, new 25 year



Owens Corning shingles in 2022, hot water tank, patio doors, front garage door, CENTRAL AIR CONDITIONING, electrical panel upgrade with surge protector and lower level ceiling lighting upgrade in 2021, primary bedroom flooring in 2020, interior Benjamin Moore paint in 2019. OVERSIZED TRIPLE ATTACHED GARAGE with IN FLOOR HEATING, HOT AND COLD WATER TAPS. Functioning well for outdoor watering. Close to Mission Beach and walking trails. This home offers amazing and unbeatable value and must be seen to be appreciated. Turn key home to move into and enjoy life!

Built in 1999

### Essential Information

|                |                                  |
|----------------|----------------------------------|
| MLS® #         | A2190556                         |
| Price          | \$759,900                        |
| Bedrooms       | 7                                |
| Bathrooms      | 4.00                             |
| Full Baths     | 4                                |
| Square Footage | 2,551                            |
| Acres          | 2.55                             |
| Year Built     | 1999                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | Bungalow, Acreage with Residence |
| Status         | Active                           |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 117, 67417 Mcgrane Road |
| Subdivision | Lac La Biche            |
| City        | Lac La Biche            |
| County      | Lac La Biche County     |
| Province    | Alberta                 |
| Postal Code | T0A2C2                  |

### Amenities

|              |                                                                                                                                     |
|--------------|-------------------------------------------------------------------------------------------------------------------------------------|
| Parking      | Garage Door Opener, Heated Garage, Oversized, Concrete Driveway, Front Drive, Garage Faces Front, Insulated, Triple Garage Attached |
| # of Garages | 3                                                                                                                                   |

## Interior

|                   |                                                                                                                                                                                     |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Central Vacuum, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance                                                                                  |
| Appliances        | Built-In Oven, Central Air Conditioner, Dishwasher, Double Oven, Dryer, Electric Stove, Garage Control(s), Refrigerator, Stove(s), Washer, Bar Fridge, Electric Cooktop, Garburator |
| Heating           | Forced Air, Natural Gas                                                                                                                                                             |
| Cooling           | Central Air                                                                                                                                                                         |
| Fireplace         | Yes                                                                                                                                                                                 |
| # of Fireplaces   | 2                                                                                                                                                                                   |
| Fireplaces        | Gas, Wood Burning, Great Room, See Remarks                                                                                                                                          |
| Has Basement      | Yes                                                                                                                                                                                 |
| Basement          | Finished, Full, Exterior Entry, Suite                                                                                                                                               |

## Exterior

|                   |                                |
|-------------------|--------------------------------|
| Exterior Features | Private Entrance, Private Yard |
| Lot Description   | Landscaped                     |
| Roof              | Asphalt Shingle                |
| Construction      | Stucco                         |
| Foundation        | Poured Concrete                |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | January 29th, 2025 |
| Days on Market | 97                 |
| Zoning         | CR                 |

## Listing Details

|                |                                 |
|----------------|---------------------------------|
| Listing Office | CENTURY 21 LAKELAND REAL ESTATE |
|----------------|---------------------------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.