

\$595,000 - 201, 67061 Mission Rd., Lac La Biche

MLS® #A2245310

\$595,000

4 Bedroom, 4.00 Bathroom, 1,498 sqft

Residential on 1.61 Acres

NONE, Lac La Biche, Alberta

Location, Location, Location! Looking for the charm of acreage living without sacrificing the convenience of town amenities? Welcome to Lac La Biche West, where this beautifully maintained property offers the best of both worlds. Step inside to an immaculate, fully finished home with an open-concept layout, bathed in natural light and warm tones. The cozy living room features a woodstove—perfect for relaxing evenings—and flows seamlessly into the kitchen, which boasts stainless appliances including a gas stove, a pantry, a central island, and stunning quartz countertops ideal for the home chef. Downstairs, the spacious basement is thoughtfully designed for both entertaining and functionality. There's plenty of room for a home gym, game area, movie nights, and a striking wet bar. You'll also find a fourth bedroom and a full bathroom, with the laundry area conveniently relocated here (though hookups still exist on the main floor in the half-bath off the entry, if preferred). Outside, the features continue to impress. A 28' x 30' heated and insulated garage, a 16' x 20' shed with lean-tos on each side, concrete walkways, and a private firepit area create a backyard oasis. Enjoy your mornings or evenings under the covered deck, in the hot tub beneath a solid gazebo, or soaking up the sun on the open deck. The backyard is fully enclosed with a chain-link fence—ideal for kids and pets, plus it keeps the deer out of the garden and many fruit



trees. Best of all, this acreage is connected to municipal water and sewer, eliminating the need for well maintenance or septic hauling. This is your chance to enjoy peaceful country living with all the modern conveniences. Don't miss it!

Built in 2006

Essential Information

MLS® #	A2245310
Price	\$595,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,498
Acres	1.61
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

Community Information

Address	201, 67061 Mission Rd.
Subdivision	NONE
City	Lac La Biche
County	Lac La Biche County
Province	Alberta
Postal Code	T0A 2C0

Amenities

Utilities	Electricity Connected
Parking Spaces	10
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Bar, Ceiling Fan(s), Central Vacuum, Closet Organizers, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, See Remarks, Wet Bar, Sump Pump(s)
Appliances	Dishwasher, Gas Stove, Microwave, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas, Wood Stove
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Glass Doors, Living Room, Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Dog Run, Fire Pit, Garden, Private Yard, Rain Barrel/Cistern(s), Covered Courtyard
Lot Description	Dog Run Fenced In, Fruit Trees/Shrub(s), Landscaped, Many Trees, No Neighbours Behind, Private, Corners Marked, Orchard(s)
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	ICF Block

Additional Information

Date Listed	August 7th, 2025
Days on Market	13
Zoning	country residential

Listing Details

Listing Office	People 1st Realty
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