

# \$255,000 - 267 13221 Township, Lac La Biche County

---

MLS® #A2159848

## \$255,000

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	\$255,000
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	238
Zoning	country residential
<b>Listing Details</b>	
Listing Office	RE/MAX LA BICHE REALTY



Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.