

# **\$259,900 - 413 11355 Twp Rd 640, Rural Lac La Biche County**

MLS® #E4393291

**\$259,900**

2 Bedroom, 1.00 Bathroom, 960 sqft

Rural on 1.81 Acres

Fork Lake, Rural Lac La Biche County, AB

Welcome to your perfect summer getaway! Nestled on a 1.8-acre lot, this 2015 mobile home is in like-new condition with most furniture included. The property offers a serene and private retreat surrounded by nature, ideal for relaxing and unwinding. Open concept main living area w/ vaulted ceiling perfect for gatherings. Living room offers numerous windows that allow for natural light. Kitchen has plenty of cabinets, eat-at counter and pantry. Dining area features bay window and sliding door leads out to the front deck. 2 Bedrooms and 1 Bath include built in cabinetry and skylight. Beautifully landscaped yard w/ mature trees, firepit area, a gazebo and even an outhouse, creating a picturesque and functional outdoor space. Detached double garage is powered w/ concrete floor. Located in a cul-de-sac that backs onto an environmental reserve. A short walk away from public access boat launch! Enjoy swimming, boating & fishing. Located between Bonnyville & Lac la Biche. Escape to the Lake!

Built in 2015

## **Essential Information**

MLS® # E4393291

Price \$259,900



Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	960
Acres	1.81
Year Built	2015
Type	Rural
Sub-Type	Detached Single Family
Style	Single Wide Mobile Home
Status	Active

### Community Information

Address	413 11355 Twp Rd 640
Area	Rural Lac La Biche County
Subdivision	Fork Lake
City	Rural Lac La Biche County
County	ALBERTA
Province	AB
Postal Code	T0A 2C0

### Amenities

Features	Deck, Fire Pit, Gazebo, Vaulted Ceiling
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### Interior

Heating	See Remarks
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Modular
Exterior Features	Backs Onto Park/Trees, Boating, Cul-De-Sac, Fruit Trees/Shrubs, Landscaped, Recreation Use
Construction	Modular
Foundation	Piling

### Additional Information

Date Listed	June 15th, 2024
Days on Market	323

## Zoning

## Zone 60

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Listing information last updated on May 4th, 2025 at 4:32am MDT